

PAC PROPOSED MVMCC BUDGET 2026-2027-**DRAFT**

| Footnote Annotation | Acct# | DETAIL | PAC Proposed. 26-27 Budget | Helsing Proposed. 26-27 Budget | Pac - Helsing Budget. Variance |
|---------------------|-------|--|---|-----------------------------------|-----------------------------------|
| | | INCOME | | | |
| | | Finance Committee Budget Questions/Rational in Red | | | |
| | 62000 | Space Rent | 3% increase in January 2027 \$2,650,122 | \$2,650,122 | \$ - |
| | 63000 | Late Fees | Actual late fees Jul-Feb Avg \$105/mo \$1,260 | \$1,260 | \$ - |
| | 62008 | Laundry | Actual laundry income Jul-Jan Avg \$0/mo \$- | \$- | \$ - |
| | 62010 | Staff's Mobile Home Rent | Annual 10% increase- Why 10% not 3% same as Space Rent? \$14,076 | \$14,076 | \$ - |
| | 62075 | Vehicle Parking Fees/RV | Actual parking fees Jul-Feb Avg \$530/mo \$6,360 | \$6,360 | \$ - |
| | | Total Permanent Rent | \$2,671,818 | \$2,671,818 | \$- |
| | 64481 | Electric | Per estimate analysis (Park Billing Historical Data) \$419,749 | \$419,749 | \$ - |
| | 64482 | Garbage | \$15,806.50/mo 313 @ \$50.50 \$189,678 | \$189,678 | \$ - |
| | 64483 | Gas | Per estimate analysis (Park Billing Historical Data) \$286,776 | \$286,776 | \$ - |
| | 64484 | Sewer | LGVSD 2026-27 prop rate \$1,641 per unit= \$42,803/mo \$513,636 | \$513,636 | \$ - |
| | | Total Utilities | \$1,409,839 | \$1,409,839 | \$- |
| | 63200 | ARPA Revenue | \$- | \$- | \$ - |
| | 63649 | Investment Income | Per City Staff - amount subject to change \$117,950 | \$117,950 | \$ - |
| | 63650 | Other Income | \$- | \$- | \$ - |
| | 70000 | Mmkt Interest Income | money market account opened est \$4,000 p/mo \$48,000 | \$48,000 | \$ - |
| | | Total Other Income | \$165,950 | \$165,950 | \$- |
| | | TOTAL INCOME | \$4,247,607 | \$4,247,607 | \$- |
| | | EXPENSES | | | |
| 1 | 80050 | Property Manager Contracted Services- Park Manager | Increase in January 2026 + 2.8% COLA \$113,728 | \$113,728 | \$ - |
| 1 | 80130 | Property Manager Contracted Services - Bookkeeper | Increase in January 2026 + 2.8% COLA \$28,421 | \$28,421 | \$ - |
| 1 | 85010 | Property Manager Contracted Services-Maintenance | projected 2.8% COLA Increase \$41,367 | \$41,367 | \$ - |
| 1 | 85011 | Property Manager Contracted Services-Assistant Maintenance | projected 2.8% COLA Increase \$34,728 | \$34,728 | \$ - |
| 1 | 85013 | Property Manager Contracted Services-Mobile Home Rent | Annual 10% increase- Why 10% not 3% same as Space Rent? \$14,076 | \$14,076 | \$ - |
| 1 | 85014 | Property Manager Contracted Services- Travel | Manager Mileage Reimbursement \$600 | \$600 | \$ - |
| 1 | | Total P.M Contracted Services- Compensation | \$232,920 | \$232,920 | \$- |
| 1 | 85016 | Property Manager Contracted Services-P/R Taxes | Est - Employer Payroll Taxes dependent on staff pay \$19,300 | \$19,300 | \$ - |
| 1 | 85018 | Property Manager Contracted Services-Workers Comp | Est based on rates from workers comp and staff pay \$12,750 | \$12,750 | \$ - |
| 1 | | Total P.M Contracted Services-Taxes/Insurance | \$32,050 | \$32,050 | \$- |
| 1 | | Total Property Manager Contracted Services- | Change from "Wages" to clarify status of workers | \$264,970 | \$264,970 |
| | 92000 | Electric | PG&E projects no rate increase in 2026 \$450,390 | \$450,390 | \$ - |
| | 83008 | Garbage - contract | increased to \$16,500 p/mo Jan 2026 \$198,000 | \$198,000 | \$ - |
| | 92001 | Gas | PG&E projects an increase of 5.2% \$286,571 | \$286,571 | \$ - |
| | 92015 | Sewer | \$1,641 per unit per LGVSD proposed rate 2026-2027 \$516,915 | \$516,915 | \$ - |
| | 92003 | Water | North Marin Water projects a 6% increase \$156,441 | \$156,441 | \$ - |
| | | Total Utilities | \$1,608,317 | \$1,608,317 | \$- |
| | 88160 | Concrete Maintenance | | \$- | \$ - |
| 2 | 84009 | Wildfire Mitigation (formerly Fire Abatement) | Est brush/weed clearing, incl \$50,000 for goats (AH and MG)- Why is MVMCC paying for TPL land mitigation, if City claims to own it? \$ 150,000 | \$125,000 | \$ 25,000 |
| | 83001 | Landscape Maintenance | DelToro \$1,200/mo + \$7,500 extra/yr (weed control) Rationale for decrease to budget: FY25-26 proj. actuals. \$ 15,000 | \$31,500 | \$ (16,500) |
| | 83061 | Staff Home Repairs | Estimate \$ 200 | \$4,000 | \$ (3,800) |
| | 83000 | Operating Supplies & Equip | Estimate operating supplies (cleaning supplies & consumables) \$15,000 | \$15,000 | \$ - |
| | 83005 | Pool Supplies & Equipment | July-Jan Avg \$925/mo + \$4,000 repairs \$15,000 | \$15,000 | \$ - |
| | 83003 | General Repairs | Common Area maint & rep (AH and MG) \$85,000 | \$85,000 | \$ - |
| | 83007 | Security Contract | Patrols \$865/mo \$10,500 | \$10,500 | \$ - |
| | 88999 | System Maintenance - Gas | Repairs \$5,000 | \$5,000 | \$ - |
| | 89000 | System Maintenance - Electrical | Repairs \$15,000 | \$15,000 | \$ - |
| | 89002 | System Maintenance - Generator | Maintenance contract (\$3,200)+ repairs \$6,200 | \$6,200 | \$ - |
| | 89380 | System Maintenance - Sewer | Actual prev year ave \$3,750/mo, sewer line clearing/repairs \$50,000 | \$50,000 | \$ - |
| | 89100 | System Maintenance - Water | Repairs to Water Lines \$15,000 | \$15,000 | \$ - |
| | 83015 | System Maint - Storm Drain | Estimate- Rationale for decrease: FY25-26 proj. actuals \$ - | \$10,000 | \$ (10,000) |
| | 90012 | Street Crack Seal Repair | on capital plan \$- | \$- | \$ - |
| | 82015 | Tools & Equipment Repair | R&R Park tools and equipment \$ 200 | \$2,000 | \$ (1,800) |
| 3 | 84002 | Tree Maintenance (formerly Trees) | Estimate tree trim and removal (AH and MG) \$ 150,000 | \$125,000 | \$ 25,000 |
| | 89398 | Uniforms | Park Staff Shirts/Jackets/Raingear \$300 | \$300 | \$ - |
| | 89429 | Utility Maintenance | Unanticipated service/repairs to meters etc \$5,000 | \$5,000 | \$ - |
| | 89430 | Vehicle Maintenance | Repairs/service/gas/OMV fees - avg \$400 p/mo \$5,000 | \$5,000 | \$ - |
| | 91001 | Contingency | Rationale for increase to budget: To keep budget integrity. \$ 20,709 | \$- | \$ 20,709 |
| | | Total Repairs/Maintenance | \$563,109 | \$524,500 | \$38,609 |

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| | 80014 | Advertising & Promotion | \$ - | \$400 | \$ (400) |
| | 80008 | Bank Charges | \$240 | \$240 | \$ - |
| | 80000 | Copier Supplies/Repairs | \$1,200 | \$1,200 | \$ - |
| | | Title 25, MH Residency Law updates | | | |
| | 80015 | Dues & Subscriptions | \$ 2,000 | \$1,500 | \$ 500 |
| | 81010 | Education & Seminars | \$1,800 | \$1,800 | \$ - |
| 4 | 81000 | MVMCC Park Legal | \$ 10,000 | \$40,000 | \$ (30,000) |
| 5 | New Acct | PAC Legal Fund | \$ 25,000 | \$- | \$ 25,000 |
| | 81011 | Licenses & Permits | \$11,600 | \$11,600 | \$ - |
| | 80120 | Office Supplies & Equipment | \$ 5,098 | \$3,600 | \$ 1,498 |
| | 81015 | Other Expense | \$3,500 | \$3,500 | \$ - |
| | 81016 | Outside Services | \$16,800 | \$16,800 | \$ - |
| | 92011 | Telephone | \$26,040 | \$26,040 | \$ - |
| | | Total Office & Administration | \$103,278 | \$106,680 | \$ (3,402) |
| | 94005 | In-Lieu of Tax Fees - Novato | \$83,772 | \$83,772 | |
| | 94007 | Resident Humanitarian Services | \$12,000 | \$12,000 | |
| 6 | 93000 | Insurance-Prop & Liability | \$ 260,000 | \$313,148 | \$ (53,148) |
| | 93004 | Insurance - MARVAL | \$ 14,691 | \$- | \$ 14,691 |
| | 80100 | Management Fee | \$69,480 | \$69,480 | |
| | 94008 | Capital Expenses | \$- | \$- | |
| 7 | 94024 | Emergency Prep MVEST | \$ 5,000 | \$1,750 | \$ 3,250 |
| | 94021 | Owner Expense | \$25,000 | \$25,000 | |
| | 94022 | PAC Expense | \$6,000 | \$6,000 | |
| | 81001 | Audit - More Information Needed | \$8,930 | \$8,930 | |
| | 94009 | Mobile Home Rent Control Fee | \$18,900 | \$18,900 | |
| | | Total Project Fees Costs | \$503,773 | \$538,980 | \$ (35,207) |
| | | TOTAL OPERATING COSTS | \$3,043,447 | \$3,043,447 | \$ 1 |
| | | NET OPERATING INCOME | \$1,204,160 | \$1,204,160 | \$ (0) |
| | | Bank of Marin Loan: | | | |
| | 35006 | Loan Principal | \$632,494 | \$632,494 | \$ - |
| | 80062 | Loan Interest | \$18,678 | \$18,678 | \$ - |
| | | Total Loan Payments | \$651,172 | \$651,172 | \$ - |
| | 1) | Excess Revenue | \$552,988 | \$552,988 | \$ (0) |
| | | Other Expense | | | |
| | 94008 | Capital Expenses | \$1,133,009 | \$1,133,009 | \$ - |
| | 94021 | Owner Expense | \$25,000 | \$25,000 | \$ - |
| | | TOTAL OTHER EXPENSES | \$1,158,009 | \$1,158,009 | \$ - |
| | | Reserve Contribution to Balance Budget | \$605,022 | \$605,022 | \$ - |
| | | Footnotes | Notes | | |
| 1 | | Change "Wages/ Staff / Employee" to "Property Management-Contracted Services" | MVMCC site workers are Helsing employees. This change clarifies their status. | | |
| 2 | | Change 84009 Fire Abatement to "Wildfire Mitigation" | Inflationary cost increases for labor needed for grass hand-clearing (weed whackers), hand brush-clearing, and goat-grazing. | | |
| 3 | | Change 84002 "Trees" to "Tree Maintenance" | Rationale for increase to budget: FY25-26 proj. actuals. | | |
| 4 | | 81000- MVMCC Park Legal | Rationale for decrease to budget: Legal fees at MVMCC prior to 6/30/24 year end were always less than \$2,000 per year, for the occasional tenant evicton or notices to a tenant. | | |
| 5 | | New Account "PAC Legal Fund" | To provide legal advice and representation for the PAC on agreements, contracts, and other matters involving all MVMCC residents' interests. | | |
| 6 | | 93000- Insurance-Prop & Liability | We have active quotes for all property and liability insurance policies at significantly lower rates than the current policies in force are costing and which also increase liability protections vs existing coverages. | | |
| 7 | | 94024 -Emergency Prep MVEST Increase \$5,000 | MVEST plans to resume health and safety activities that were interrupted by threat of park sale and major budget cuts made due to 2023 insurance premium charge for several prior years | | |