

The Villages of Garrison Creek - MPMA

Balance Sheet

As of December 31, 2017

02/17/18

Accrual Basis

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank-Operating	
1025 · BBB Checking	25,100.37
Total 1000 · Bank-Operating	<u>25,100.37</u>
1100 · Bank-Reserve Fund	
1110 · BBB Money Mkt	72,084.07
1150 · BBB-CD #13996	20,120.65
1155 · BBB CD #13997	30,158.70
1160 · BBB CD #14045	20,113.18
1165 · BBB CD #14046	15,127.83
Total 1100 · Bank-Reserve Fund	<u>157,604.43</u>
Total Checking/Savings	<u>182,704.80</u>
Accounts Receivable	
1210 · Accounts Receivable	1,886.00
Total Accounts Receivable	<u>1,886.00</u>
Other Current Assets	
1430 · Phase IX Working Capital	2,500.00
Total Other Current Assets	<u>2,500.00</u>
Total Current Assets	<u>187,090.80</u>
TOTAL ASSETS	<u>187,090.80</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	16,736.99
Total Accounts Payable	<u>16,736.99</u>
Credit Cards	
2050 · VISA Credit Card	58.01
Total Credit Cards	<u>58.01</u>
Other Current Liabilities	
2310 · Accrued Expenses	8,990.00
Total Other Current Liabilities	<u>8,990.00</u>
Total Current Liabilities	<u>25,785.00</u>
Total Liabilities	<u>25,785.00</u>
Equity	
3000 · Retained Earnings	127,601.96
Net Income	33,703.84
Total Equity	<u>161,305.80</u>
TOTAL LIABILITIES & EQUITY	<u>187,090.80</u>

The Villages of Garrison Creek - MPMA
Profit & Loss Budget vs. Actual - Operating Fund
 January through December 2017

02/17/18

Accrual Basis

	<u>Jan - Dec...</u>	<u>Budget</u>	<u>% of ...</u>
Ordinary Income/Expense			
Income			
5110 · Operating Assessment	165,694.65	142,956.00	115.9%
Total Income	165,694.65	142,956.00	115.9%
Expense			
7300 · Administrative Expenses			
7310 · Accounting	4,200.00	4,200.00	100.0%
7315 · Auditing	1,750.00	1,980.00	88.4%
7325 · Board Expense	1,755.58	680.00	258.2%
7335 · Communications/Phone	472.72	375.00	126.1%
7345 · Insurance	4,162.50	8,000.00	52.0%
7350 · Legal Fees	25,260.90	8,000.00	315.8%
7355 · LUS Monitoring & Secretarial	2,839.20	4,100.00	69.2%
7360 · Miscellaneous Expense	9.90		
7375 · Office Supplies	417.56	450.00	92.8%
7376 · Reserve Study	500.00	500.00	100.0%
7380 · Social Events	0.00	350.00	0.0%
7385 · Website	86.94	100.00	86.9%
Total 7300 · Administrative Expenses	41,455.30	28,735.00	144.3%
7400 · Contingency			
7410 · Contingency	0.00	1,254.00	0.0%
Total 7400 · Contingency	0.00	1,254.00	0.0%
7500 · Irrigation System			
7520 · Backflow Check	360.00	500.00	72.0%
7530 · Inspections, adjust, on-call	1,750.00	1,650.00	106.1%
7540 · Repairs	7,275.08	6,500.00	111.9%
7550 · System Startup	0.00	250.00	0.0%
7560 · System Winterization	489.00	500.00	97.8%
Total 7500 · Irrigation System	9,874.08	9,400.00	105.0%
7600 · Grounds Maint-N of Creek			
7615 · Pocket Parks			
7615.01 · Phase 1-Mowing & Fertilizer	2,915.05	3,000.00	97.2%
7615.02 · Phase 2-Mowing & Fertilizer	2,558.77	2,600.00	98.4%
7615.05 · Phase 5-Mowing & Fertilizer	2,586.42	2,600.00	99.5%
7615.06 · Phase 6-Mowing & Fertilizer	1,418.90	1,200.00	118.2%
7615.07 · Phase 7-Mowing & Fertilizer	4,048.30	4,300.00	94.1%
7615.08 · Phase 8-Mowing & Fertilizer	4,252.98	4,200.00	101.3%
7615.09 · Phase 9-Mowing & Fertilizer	5,457.02		
7615.10 · Phase 10-Mowing & Fertilizer	1,750.05	500.00	350.0%
Total 7615 · Pocket Parks	24,987.49	18,400.00	135.8%
7619 · Common Areas			
7620 · Mowing GVW-Gazebo-ClkTower-etc	20,088.00	16,783.00	119.7%
7621 · Open Space Maint-Phase 9	0.00	0.00	0.0%
7625 · Turf Sprays (Fert, Broadleaf)	2,828.00	2,520.00	112.2%
7626 · Tree Sprays (Insecticides)	2,853.00	2,604.00	109.6%
7627 · Weed Control (Sprays, weeding)	4,022.45	3,066.00	131.2%
7650 · Tree & shrub pruning & removal	15,720.65	13,496.00	116.5%
7655 · Plant & tree replacment	1,867.46	1,680.00	111.2%
7660 · Fall leaf & dead plant cleanup	3,121.00	2,688.00	116.1%
7663 · Firelane(s) Arborvita Maint	0.00	630.00	0.0%
7665 · Sidewalks/walking trails-12 mo.	3,598.00	3,600.00	99.9%
Total 7619 · Common Areas	54,098.56	47,067.00	114.9%

The Villages of Garrison Creek - MPMA
Profit & Loss Budget vs. Actual - Operating Fund
 January through December 2017

02/17/18

Accrual Basis

	<u>Jan - Dec...</u>	<u>Budget</u>	<u>% of ...</u>
7670 · Other Routine Maint.			
7680 · Signage	107.05	1,000.00	10.7%
7681 · Ponds.	1,338.91	2,500.00	53.6%
7682 · Mailbox Repair	1,379.36		
7683 · Gazebo Pest Spraying	750.03	750.00	100.0%
7685 · Bridge Pest Spraying	0.00	1,500.00	0.0%
7687 · Pavement Crack Sealing	1,581.59	600.00	263.6%
7689 · Sidewalks.	0.00	1,000.00	0.0%
7690 · Snow Removal.	2,114.20		
7691 · Drainage Maintenance	1,424.10		
7693 · Street Lights	549.86		
Total 7670 · Other Routine Maint.	<u>9,245.10</u>	<u>7,350.00</u>	<u>125.8%</u>
Total 7600 · Grounds Maint-N of Creek	<u>88,331.15</u>	<u>72,817.00</u>	<u>121.3%</u>
7800 · Grounds Maint-S of Creek			
7815 · Mowing	0.00	2,000.00	0.0%
7861 · Fencing	1,759.77		
7862 · Tree Care	2,376.20	3,000.00	79.2%
7864 · Creek weed & blackberry control	1,130.00	4,000.00	28.3%
7865 · Walking trails-12 mo.	783.00	1,500.00	52.2%
7866 · Misc	291.13		
Total 7800 · Grounds Maint-S of Creek	<u>6,340.10</u>	<u>10,500.00</u>	<u>60.4%</u>
7900 · Utilities			
7910 · Electricity-Irrig & Ponds	9,191.43	9,200.00	99.9%
7920 · Electricity-Street Lights	12,577.51	10,900.00	115.4%
7940 · Natural Gas	127.20	150.00	84.8%
7950 · City Water	2,213.07		
7951 · City Utility Tax	11.37		
Total 7900 · Utilities	<u>24,120.58</u>	<u>20,250.00</u>	<u>119.1%</u>
Total Expense	<u>170,121.21</u>	<u>142,956.00</u>	<u>119.0%</u>
Net Ordinary Income	<u>-4,426.56</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u>-4,426.56</u>	<u>0.00</u>	<u>100.0%</u>

The Villages of Garrison Creek - MPMA
Profit & Loss Budget vs. Actual - Reserve Fund
 January through December 2017

	<u>Jan - De...</u>	<u>Budget</u>	<u>% of B...</u>
Other Income/Expense			
Other Income			
9010 · Reserve Assessment	72,600.00	62,700.00	115.8%
9020 · Interest Income	80.94	672.00	12.0%
Total Other Income	<u>72,680.94</u>	<u>63,372.00</u>	<u>114.7%</u>
Other Expense			
9502 · Asphalt Sealcoat and Repairs	1,956.60	4,165.00	47.0%
9505 · Bark Dust Replacement	3,501.53	3,300.00	106.1%
9547 · Irrigation Repair	13,074.36		
9550 · Irrigation System in Creek	0.00	751.00	0.0%
9553 · Pole Lights & Entry Lights	0.00	4,500.00	0.0%
9580 · S of Creek-Cottonwd Tree Remov.	14,370.13	14,077.00	102.1%
9581 · S of Creek-Tree Replacement	262.92	2,000.00	13.1%
9582 · S of Creek-Willow Tree Thinning	0.00	2,000.00	0.0%
9587 · Pond Maintenance.	1,385.00	1,259.00	110.0%
Total Other Expense	<u>34,550.54</u>	<u>32,052.00</u>	<u>107.8%</u>
Net Other Income	<u>38,130.40</u>	<u>31,320.00</u>	<u>121.7%</u>
Net Income	<u>38,130.40</u>	<u>31,320.00</u>	<u>121.7%</u>

The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Operating Fund
December 2017

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
5110 · Operating Assessment					
Invoice	12/01/2017	1326	Village I	Master Association Dues	1,558.00
Invoice	12/01/2017	1327	Village II	Master Association Dues	1,968.00
Invoice	12/01/2017	1328	Village V	Master Association Dues	2,214.00
Invoice	12/01/2017	1329	Village VI	Master Association Dues	3,198.00
Invoice	12/01/2017	1330	Village VII	Master Association Dues	3,444.00
Invoice	12/01/2017	1331	Village VIII	Master Association Dues	2,542.00
Invoice	12/01/2017	1332	Village IX	Master Association Dues	1,394.00
Invoice	12/01/2017	1333	Phase Five Development	Master Association Dues	164.00
Invoice	12/01/2017	1334	Garrison Creek LLC	Unoccupied Lots - Phase 9 (05 16 17 18 19 28 29 3...	1,066.00
Invoice	12/01/2017	1335	Pahlisch Homes Inc	Unoccupied Lots - Phase 9 (03 04 06 07 08 12 13 1...	738.00
Invoice	12/01/2017	1336	Benzel, Mark & Kristine Weatherill	Master Association Dues	82.00
Invoice	12/01/2017	1337	Chung, Steve & Christine	Master Association Dues	82.00
Invoice	12/01/2017	1338	Cohan, Ted & Heidi	Master Association Dues	82.00
Invoice	12/01/2017	1339	Coleman, Donald & Debbie	Master Association Dues	82.00
Invoice	12/01/2017	1340	Cress, John & Pam	Master Association Dues	82.00
Invoice	12/01/2017	1341	Hamman, Thomas R & Brandi	Master Association Dues	82.00
Invoice	12/01/2017	1342	Harvey, Lisa	Master Association Dues	82.00
Invoice	12/01/2017	1343	Kozik, James & Ashley	Master Association Dues	82.00
Invoice	12/01/2017	1344	Merriman, Leigh	Master Association Dues	82.00
Invoice	12/01/2017	1345	Rohde, Eric & Angela	Master Association Dues	82.00
Invoice	12/01/2017	1346	Roth, Allan & Diana	Master Association Dues	82.00
Invoice	12/01/2017	1347	Schaefer, Steven J & Sandra J	Master Association Dues	82.00
Invoice	12/01/2017	1348	Shaw, Haven Gene & Mary Jane	Master Association Dues	82.00
Invoice	12/01/2017	1349	Stiles, Eugene	Master Association Dues	82.00
Invoice	12/01/2017	1350	Stream, Tamara	Master Association Dues	82.00
Invoice	12/01/2017	1351	Thomas, Don & Phalba	Master Association Dues	82.00
Invoice	12/01/2017	1352	Tilstra, Lorraine & Douglas	Master Association Dues	82.00
Invoice	12/01/2017	1353	Warwick, James L	Master Association Dues	82.00
Invoice	12/01/2017	1354	Wright, Jeffrey L & Sue E	Master Association Dues	82.00
General...	12/31/2017	150		Transfer	-6,050.00
Total 5110 · Operating Assessment					13,794.00
Total Income					13,794.00
Expense					
7300 · Administrative Expenses					
7310 · Accounting					
Bill	12/24/2017		Blue Mtn Valley Business Services		350.00
Total 7310 · Accounting					350.00
7325 · Board Expense					
Bill	12/09/2017		Michele Wollert	Copy materials for annual meeting	477.27
Bill	12/18/2017		Dick Cook {2}		79.00
Total 7325 · Board Expense					556.27
7335 · Communications/Phone					
Credit ...	12/31/2017		Grasshopper Group		29.16
Total 7335 · Communications/Phone					29.16
7345 · Insurance					
Check	12/01/2017	ACH	American Family Insurance		346.49
Total 7345 · Insurance					346.49
7350 · Legal Fees					
Bill	12/25/2017	31017	Ponti & Wernette, PS		838.50
Bill	12/31/2017	361532	Paine Hamblen LLP		6,521.74
Total 7350 · Legal Fees					7,360.24

The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Operating Fund
December 2017

Type	Date	Num	Name	Memo	Amount
7355 · LUS Monitoring & Secretarial					
Bill	12/03/2017	19857839	Express Services Inc		54.60
Bill	12/10/2017	19889592	Express Services Inc		27.30
Total 7355 · LUS Monitoring & Secretarial					81.90
7360 · Miscellaneous Expense					
General...	12/31/2017			Utility billing clearing account to zero	-0.10
Total 7360 · Miscellaneous Expense					-0.10
Total 7300 · Administrative Expenses					8,723.96
7600 · Grounds Maint-N of Creek					
7615 · Pocket Parks					
7615.01 · Phase 1-Mowing & Fertilizer					
Bill	12/20/2017	2022300	Smith Brothers Industries LLC		242.92
Total 7615.01 · Phase 1-Mowing & Fertilizer					242.92
7615.02 · Phase 2-Mowing & Fertilizer					
Bill	12/20/2017	2022300	Smith Brothers Industries LLC		213.23
Total 7615.02 · Phase 2-Mowing & Fertilizer					213.23
7615.06 · Phase 6-Mowing & Fertilizer					
Bill	12/31/2017	20252	Ike Muro's Landscaping and Irrigat...		122.29
Total 7615.06 · Phase 6-Mowing & Fertilizer					122.29
7615.07 · Phase 7-Mowing & Fertilizer					
Bill	12/31/2017	20252	Ike Muro's Landscaping and Irrigat...		337.87
Total 7615.07 · Phase 7-Mowing & Fertilizer					337.87
7615.08 · Phase 8-Mowing & Fertilizer					
Bill	12/31/2017	20252	Ike Muro's Landscaping and Irrigat...		358.71
Total 7615.08 · Phase 8-Mowing & Fertilizer					358.71
7615.09 · Phase 9-Mowing & Fertilizer					
Bill	12/31/2017	20252	Ike Muro's Landscaping and Irrigat...		254.17
Total 7615.09 · Phase 9-Mowing & Fertilizer					254.17
Total 7615 · Pocket Parks					1,529.19
7619 · Common Areas					
7650 · Tree & shrub pruning & removal					
Bill	12/31/2017	20252	Ike Muro's Landscaping and Irrigat...		380.45
Bill	12/31/2017		Town & Country Tree Service		201.10
Total 7650 · Tree & shrub pruning & removal					581.55
7655 · Plant & tree replacment					
Bill	12/31/2017	20252	Ike Muro's Landscaping and Irrigat...		282.61
Total 7655 · Plant & tree replacment					282.61
Total 7619 · Common Areas					864.16
Total 7600 · Grounds Maint-N of Creek					2,393.35

**The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Operating Fund**

02/17/18

December 2017

Accrual Basis

Type	Date	Num	Name	Memo	Amount
7900 · Utilities					
7910 · Electricity-Irrig & Ponds					
Bill	12/31/2017		Columbia Rural Electric	Acct 9970 - Meter 17395955	92.82
Bill	12/31/2017		Columbia Rural Electric	Acct 9971 - Meter 17445442	48.39
Bill	12/31/2017		Columbia Rural Electric	Acct 11751 - Meter 17424009	59.26
Bill	12/31/2017		Columbia Rural Electric	Acct 11752 - Meter 17424571	160.75
Bill	12/31/2017		Columbia Rural Electric	Acct 12021 - Meter 17446117	211.93
Bill	12/31/2017		Columbia Rural Electric	Acct 12022 - Meter 17423992	58.30
Bill	12/31/2017		Columbia Rural Electric	Acct 16683 - Meter 17445119	58.30
Bill	12/31/2017		Pacific Power	Acct 24655280-0012 - Meter 66546714	13.37
Total 7910 · Electricity-Irrig & Ponds					703.12
7920 · Electricity-Street Lights					
Deposit	12/15/2017	20174091	Columbia Rural Electric	Capital Credits	-53.11
Deposit	12/15/2017	20174090	Columbia Rural Electric	Capital Credits	-47.85
Bill	12/31/2017		Columbia Rural Electric	Acct 9972 - Street Lights	1,039.82
Bill	12/31/2017		Pacific Power	Acct 24655280-0012 - Meter 66576526	18.47
Bill	12/31/2017		Pacific Power	Acct 24655280-0012 - Meter 66546664	13.58
Bill	12/31/2017		Pacific Power	Acct 24655280-0012 - Meter 66568587	25.54
Total 7920 · Electricity-Street Lights					996.45
7940 · Natural Gas					
Bill	12/31/2017		Cascade Natural Gas	Acct 71959100000 - Meter 472632359	10.60
Total 7940 · Natural Gas					10.60
7950 · City Water					
Bill	12/31/2017		City of College Place - 11674		34.11
Bill	12/31/2017		City of College Place - 12005		34.11
Bill	12/31/2017		City of College Place - 12006		34.11
Total 7950 · City Water					102.33
7951 · City Utility Tax					
Bill	12/31/2017		City of College Place - 11674		3.79
Bill	12/31/2017		City of College Place - 12005		3.79
Bill	12/31/2017		City of College Place - 12006		3.79
Total 7951 · City Utility Tax					11.37
Total 7900 · Utilities					1,823.87
Total Expense					12,941.18
Net Ordinary Income					852.82
Net Income					852.82

The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Reserve Fund
December 2017

Type	Date	Num	Name	Memo	Amount
Other Income/Expense					
Other Income					
9010 · Reserve Assessment					
General...	12/31/2017	150		Transfer	6,050.00
Total 9010 · Reserve Assessment					6,050.00
9020 · Interest Income					
Deposit	12/31/2017		Baker Boyer Bank - Int Inc	Deposit	2.32
Total 9020 · Interest Income					2.32
Total Other Income					6,052.32
Net Other Income					6,052.32
Net Income					6,052.32

The Villages of Garrison Creek - MPMA
A/R Aging Summary
As of December 31, 2017

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Cohan, Ted & Heidi	0.00	82.00	82.00	0.00	164.00	328.00
Coleman, Donald & Debbie	0.00	82.00	82.00	0.00	164.00	328.00
Kozik, James & Ashley	0.00	82.00	82.00	0.00	82.00	246.00
Roth, Allan & Diana	0.00	82.00	82.00	0.00	82.00	246.00
Schaefer, Steven J & Sandra J	0.00	-82.00	0.00	0.00	0.00	-82.00
Smith, Robert & Shana	0.00	-82.00	0.00	0.00	0.00	-82.00
Stiles, Eugene	0.00	82.00	82.00	0.00	164.00	328.00
Thomas, Don & Phalba	0.00	82.00	82.00	0.00	164.00	328.00
Warwick, James L	0.00	82.00	82.00	0.00	82.00	246.00
TOTAL	<u>0.00</u>	<u>410.00</u>	<u>574.00</u>	<u>0.00</u>	<u>902.00</u>	<u>1,886.00</u>

The Villages of Garrison Creek - MPMA
A/P Aging Summary
As of December 31, 2017

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Blue Mtn Valley Business Services	350.00	31.84	0.00	0.00	0.00	381.84
Cascade Natural Gas	10.60	0.00	0.00	0.00	0.00	10.60
City of College Place - 11674	37.90	0.00	0.00	0.00	0.00	37.90
City of College Place - 12005	37.90	0.00	0.00	0.00	0.00	37.90
City of College Place - 12006	37.90	0.00	0.00	0.00	0.00	37.90
Columbia Rural Electric	1,729.57	0.00	0.00	0.00	0.00	1,729.57
Express Services Inc	0.00	81.90	27.30	0.00	0.00	109.20
Ike Muro's Landscaping and Irrigation	6,231.10	0.00	0.00	0.00	0.00	6,231.10
Pacific Power	70.96	72.53	0.00	0.00	0.00	143.49
Paine Hamblen LLP	6,521.74	0.00	0.00	0.00	0.00	6,521.74
Ponti & Wernette, PS	838.50	0.00	0.00	0.00	0.00	838.50
Smith Brothers Industries LLC	0.00	456.15	0.00	0.00	0.00	456.15
Town & Country Tree Service	201.10	0.00	0.00	0.00	0.00	201.10
TOTAL	<u>16,067.27</u>	<u>642.42</u>	<u>27.30</u>	<u>0.00</u>	<u>0.00</u>	<u>16,736.99</u>