

The Villages of Garrison Creek - MPMA

Balance Sheet

As of January 31, 2018

02/17/18

Accrual Basis

	<u>Jan 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank-Operating	
1025 · BBB Checking	18,653.20
Total 1000 · Bank-Operating	<u>18,653.20</u>
1100 · Bank-Reserve Fund	
1110 · BBB Money Mkt	67,771.39
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>153,291.75</u>
Total Checking/Savings	<u>171,944.95</u>
Accounts Receivable	
1210 · Accounts Receivable	4,674.00
Total Accounts Receivable	<u>4,674.00</u>
Other Current Assets	
1430 · Phase IX Working Capital	2,500.00
1450 · Utility Billing Clearing Acct	0.47
Total Other Current Assets	<u>2,500.47</u>
Total Current Assets	<u>179,119.42</u>
TOTAL ASSETS	<u>179,119.42</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	14,312.67
Total Accounts Payable	<u>14,312.67</u>
Credit Cards	
2050 · VISA Credit Card	29.23
Total Credit Cards	<u>29.23</u>
Other Current Liabilities	
2310 · Accrued Expenses	4,495.00
Total Other Current Liabilities	<u>4,495.00</u>
Total Current Liabilities	<u>18,836.90</u>
Total Liabilities	<u>18,836.90</u>
Equity	
3000 · Retained Earnings	161,305.80
Net Income	-1,023.28
Total Equity	<u>160,282.52</u>
TOTAL LIABILITIES & EQUITY	<u>179,119.42</u>

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

02/17/18

Accrual Basis

January 2018

	Jan 18	Budget	% of B...
Ordinary Income/Expense			
Income			
5110 · Operating Assessment	13,552.00	238,128.00	5.7%
Total Income	13,552.00	238,128.00	5.7%
Expense			
7300 · Administrative Expenses			
7310 · Accounting	466.67	5,500.00	8.5%
7315 · Auditing	0.00	1,750.00	0.0%
7325 · Board Expense	0.00	750.00	0.0%
7335 · Communications/Phone	29.23		
7345 · Insurance	346.49	4,500.00	7.7%
7350 · Legal Fees	2,884.04	6,000.00	48.1%
7355 · LUS Monitoring & Secretarial	0.00	3,500.00	0.0%
7360 · Miscellaneous Expense	0.00	100.00	0.0%
7375 · Office Supplies	0.00	350.00	0.0%
7376 · Reserve Study	0.00	500.00	0.0%
7380 · Social Events	0.00	350.00	0.0%
7385 · Website	80.93	125.00	64.7%
Total 7300 · Administrative Expenses	3,807.36	23,425.00	16.3%
7400 · Contingency			
7410 · Contingency	0.00	14,960.00	0.0%
Total 7400 · Contingency	0.00	14,960.00	0.0%
7500 · Irrigation System			
7520 · Backflow Check	0.00	480.00	0.0%
7530 · Inspections, adjust, on-call	0.00	1,679.00	0.0%
7540 · Repairs	0.00	8,390.00	0.0%
7550 · System Startup	0.00	110.00	0.0%
7560 · System Winterization	0.00	504.00	0.0%
Total 7500 · Irrigation System	0.00	11,163.00	0.0%
7600 · Grounds Maint-N of Creek			
7615 · Pocket Parks			
7615.01 · Phase 1-Mowing & Fertilizer	242.92	3,218.00	7.5%
7615.02 · Phase 2-Mowing & Fertilizer	213.23	2,762.00	7.7%
7615.05 · Phase 5-Mowing & Fertilizer	0.00	3,603.00	0.0%
7615.06 · Phase 6-Mowing & Fertilizer	122.29	1,706.00	7.2%
7615.07 · Phase 7-Mowing & Fertilizer	337.87	4,652.00	7.3%
7615.08 · Phase 8-Mowing & Fertilizer	358.71	4,260.00	8.4%
7615.09 · Phase 9-Mowing & Fertilizer	254.17	8,696.00	2.9%
7615.10 · Phase 10-Mowing & Fertilizer	0.00	1,873.00	0.0%
Total 7615 · Pocket Parks	1,529.19	30,770.00	5.0%
7619 · Common Areas			
7620 · Mowing GVW-Gazebo-ClkTower-etc	0.00	20,691.00	0.0%
7625 · Turf Sprays (Fert, Broadleaf)	0.00	2,913.00	0.0%
7626 · Tree Sprays (Insecticides)	0.00	2,939.00	0.0%
7627 · Weed Control (Sprays, weeding)	0.00	3,751.00	0.0%
7650 · Tree & shrub pruning & removal	3,018.05	12,765.00	23.6%
7655 · Plant & tree replacment	0.00	1,000.00	0.0%
7660 · Fall leaf & dead plant cleanup	0.00	3,215.00	0.0%
7665 · Sidewalks/walking trails-12 mo.	0.00	3,706.00	0.0%
Total 7619 · Common Areas	3,018.05	50,980.00	5.9%

**The Villages of Garrison Creek - MPMA
Profit & Loss Budget vs. Actual - Operating Fund**

02/17/18

Accrual Basis

January 2018

	Jan 18	Budget	% of B...
7670 · Other Routine Maint.			
7680 · Signage	0.00	110.00	0.0%
7681 · Ponds.	0.00	1,300.00	0.0%
7683 · Gazebo Pest Spraying	0.00	375.00	0.0%
7685 · Bridge Pest Spraying	0.00	375.00	0.0%
7687 · Pavement Crack Sealing	0.00	1,000.00	0.0%
7690 · Snow Removal.	0.00	1,500.00	0.0%
Total 7670 · Other Routine Maint.	0.00	4,660.00	0.0%
Total 7600 · Grounds Maint-N of Creek	4,547.24	86,410.00	5.3%
7800 · Grounds Maint-S of Creek			
7862 · Tree Care	0.00	2,426.00	0.0%
7864 · Creek weed & blackberry control	0.00	1,164.00	0.0%
7865 · Walking trails-12 mo.	0.00	806.00	0.0%
Total 7800 · Grounds Maint-S of Creek	0.00	4,396.00	0.0%
7900 · Utilities			
7910 · Electricity-Irrig & Ponds	742.29	9,200.00	8.1%
7920 · Electricity-Street Lights	1,041.41	12,540.00	8.3%
7940 · Natural Gas	10.60	130.00	8.2%
7950 · City Water	102.33		
7951 · City Utility Tax	11.37		
Total 7900 · Utilities	1,908.00	21,870.00	8.7%
Total Expense	10,262.60	162,224.00	6.3%
Net Ordinary Income	3,289.40	75,904.00	4.3%
Net Income	3,289.40	75,904.00	4.3%

The Villages of Garrison Creek - MPMA
Profit & Loss Budget vs. Actual - Reserve Fund
January 2018

	<u>Jan 18</u>	<u>Budget</u>	<u>% of Budget</u>
Other Income/Expense			
Other Income			
9010 · Reserve Assessment	6,292.00	75,504.00	8.3%
9020 · Interest Income	0.00	75.00	0.0%
Total Other Income	<u>6,292.00</u>	<u>75,579.00</u>	<u>8.3%</u>
Other Expense			
9502 · Asphalt Sealcoat and Repairs	0.00	28,784.00	0.0%
9505 · Bark Dust Replacement	0.00	3,399.00	0.0%
9535 · Gazebo Renovation	10,604.68		
9580 · S of Creek-Cottonwd Tree Remov.	0.00	7,000.00	0.0%
9581 · S of Creek-Tree Replacement	0.00	2,060.00	0.0%
9587 · Pond Maintenance.	0.00	25,000.00	0.0%
9588 · Sidewalk Repair	0.00	10,000.00	0.0%
Total Other Expense	<u>10,604.68</u>	<u>76,243.00</u>	<u>13.9%</u>
Net Other Income	<u>-4,312.68</u>	<u>-664.00</u>	<u>649.5%</u>
Net Income	<u>-4,312.68</u>	<u>-664.00</u>	<u>649.5%</u>

The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Operating Fund
January 2018

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
5110 · Operating Assessment					
Invoice	01/01/2018	1355	Village I	Master Association Dues	1,558.00
Invoice	01/01/2018	1356	Village II	Master Association Dues	1,968.00
Invoice	01/01/2018	1357	Village V	Master Association Dues	2,214.00
Invoice	01/01/2018	1358	Village VI	Master Association Dues	3,198.00
Invoice	01/01/2018	1359	Village VII	Master Association Dues	3,444.00
Invoice	01/01/2018	1360	Village VIII	Master Association Dues	2,542.00
Invoice	01/01/2018	1361	Village IX	Master Association Dues	1,394.00
Invoice	01/01/2018	1362	Benzel, Mark & Kristine Weatherill	Master Association Dues	82.00
Invoice	01/01/2018	1363	Chung, Steve & Christine	Master Association Dues	82.00
Invoice	01/01/2018	1364	Cohan, Ted & Heidi	Master Association Dues	82.00
Invoice	01/01/2018	1365	Coleman, Donald & Debbie	Master Association Dues	82.00
Invoice	01/01/2018	1366	Cress, John & Pam	Master Association Dues	82.00
Invoice	01/01/2018	1367	Smith, Robert & Shana	Master Association Dues	82.00
Invoice	01/01/2018	1368	Harvey, Lisa	Master Association Dues	82.00
Invoice	01/01/2018	1369	Kozik, James & Ashley	Master Association Dues	82.00
Invoice	01/01/2018	1370	Merriman, Leigh	Master Association Dues	82.00
Invoice	01/01/2018	1371	Rohde, Eric & Angela	Master Association Dues	82.00
Invoice	01/01/2018	1372	Roth, Allan & Diana	Master Association Dues	82.00
Invoice	01/01/2018	1373	Schaefer, Steven J & Sandra J	Master Association Dues	82.00
Invoice	01/01/2018	1374	Shaw, Haven Gene & Mary Jane	Master Association Dues	82.00
Invoice	01/01/2018	1375	Stiles, Eugene	Master Association Dues	82.00
Invoice	01/01/2018	1376	Stream, Tamara	Master Association Dues	82.00
Invoice	01/01/2018	1377	Thomas, Don & Phalba	Master Association Dues	82.00
Invoice	01/01/2018	1378	Tilstra, Lorraine & Douglas	Master Association Dues	82.00
Invoice	01/01/2018	1379	Warwick, James L	Master Association Dues	82.00
Invoice	01/01/2018	1380	Wright, Jeffrey L & Sue E	Master Association Dues	82.00
Invoice	01/01/2018	1381	Pahlisch Homes Inc	Unoccupied Lots - Phase 9 (03 04 06 07 08 12 13 1...	902.00
Invoice	01/01/2018	1382	Garrison Creek LLC	Unoccupied Lots - Phase 9 (05 16 17 18 19 29 30 3...	902.00
Invoice	01/01/2018	1412	Phase Five Development	Master Association Dues	164.00
General...	01/31/2018	151		Transfer	-6,292.00
Total 5110 · Operating Assessment					13,552.00
Total Income					13,552.00
Expense					
7300 · Administrative Expenses					
7310 · Accounting					
Bill	01/25/2018		Blue Mtn Valley Business Services		466.67
Total 7310 · Accounting					466.67
7335 · Communications/Phone					
Credit ...	01/31/2018		Grasshopper Group		29.23
Total 7335 · Communications/Phone					29.23
7345 · Insurance					
Check	01/01/2018	ACH	American Family Insurance		346.49
Total 7345 · Insurance					346.49
7350 · Legal Fees					
Bill	01/31/2018	362277	Paine Hamblen LLP		2,884.04
Total 7350 · Legal Fees					2,884.04
7385 · Website					
Credit ...	01/02/2018	2019388767	1and1 Internet Inc		80.93
Total 7385 · Website					80.93
Total 7300 · Administrative Expenses					3,807.36

The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Operating Fund
January 2018

Type	Date	Num	Name	Memo	Amount
7600 · Grounds Maint-N of Creek					
7615 · Pocket Parks					
7615.01 · Phase 1-Mowing & Fertilizer					
Bill	01/31/2018	2022444	Smith Brothers Industries LLC		242.92
	Total 7615.01 · Phase 1-Mowing & Fertilizer				242.92
7615.02 · Phase 2-Mowing & Fertilizer					
Bill	01/31/2018	2022444	Smith Brothers Industries LLC		213.23
	Total 7615.02 · Phase 2-Mowing & Fertilizer				213.23
7615.06 · Phase 6-Mowing & Fertilizer					
Bill	01/31/2018	20269	Ike Muro's Landscaping and Irrigat...		122.29
	Total 7615.06 · Phase 6-Mowing & Fertilizer				122.29
7615.07 · Phase 7-Mowing & Fertilizer					
Bill	01/31/2018	20269	Ike Muro's Landscaping and Irrigat...		337.87
	Total 7615.07 · Phase 7-Mowing & Fertilizer				337.87
7615.08 · Phase 8-Mowing & Fertilizer					
Bill	01/31/2018	20269	Ike Muro's Landscaping and Irrigat...		358.71
	Total 7615.08 · Phase 8-Mowing & Fertilizer				358.71
7615.09 · Phase 9-Mowing & Fertilizer					
Bill	01/31/2018	20269	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	01/08/2018		Dick Cook {2}		59.24
Bill	01/31/2018	20269	Ike Muro's Landscaping and Irrigat...		2,958.81
	Total 7650 · Tree & shrub pruning & removal				3,018.05
	Total 7619 · Common Areas				3,018.05
	Total 7600 · Grounds Maint-N of Creek				4,547.24
7900 · Utilities					
7910 · Electricity-Irrig & Ponds					
Bill	01/31/2018		Columbia Rural Electric	Acct 9970 - Meter 17395955	92.74
Bill	01/31/2018		Columbia Rural Electric	Acct 9971 - Meter 17445442	48.39
Bill	01/31/2018		Columbia Rural Electric	Acct 11751 - Meter 17424009	59.18
Bill	01/31/2018		Columbia Rural Electric	Acct 11752 - Meter 17424571	216.91
Bill	01/31/2018		Columbia Rural Electric	Acct 12021 - Meter 17446117	208.47
Bill	01/31/2018		Columbia Rural Electric	Acct 12022 - Meter 17423992	58.30
Bill	01/31/2018		Columbia Rural Electric	Acct 16683 - Meter 17445119	58.30
	Total 7910 · Electricity-Irrig & Ponds				742.29
7920 · Electricity-Street Lights					
Bill	01/31/2018		Columbia Rural Electric	Acct 9972 - Street Lights	1,041.41
	Total 7920 · Electricity-Street Lights				1,041.41
7940 · Natural Gas					
Bill	01/31/2018		Cascade Natural Gas	Acct 71959100000 - Meter 472632359	10.60
	Total 7940 · Natural Gas				10.60

The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Operating Fund
January 2018

Type	Date	Num	Name	Memo	Amount
7950 · City Water					
Bill	01/31/2018		City of College Place - 11674		34.11
Bill	01/31/2018		City of College Place - 12005		34.11
Bill	01/31/2018		City of College Place - 12006		34.11
Total 7950 · City Water					102.33
7951 · City Utility Tax					
Bill	01/31/2018		City of College Place - 11674		3.79
Bill	01/31/2018		City of College Place - 12005		3.79
Bill	01/31/2018		City of College Place - 12006		3.79
Total 7951 · City Utility Tax					11.37
Total 7900 · Utilities					1,908.00
Total Expense					10,262.60
Net Ordinary Income					3,289.40
Net Income					3,289.40

**The Villages of Garrison Creek - MPMA
Transactions - P&L Statement - Reserve Fund
January 2018**

02/17/18

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Other Income/Expense					
Other Income					
9010 · Reserve Assessment					
General...	01/31/2018	151		Transfer	6,292.00
Total 9010 · Reserve Assessment					6,292.00
Total Other Income					6,292.00
Other Expense					
9535 · Gazebo Renovation					
Bill	01/25/2018	30522	KC Industries	Gazebo Repair	10,604.68
Total 9535 · Gazebo Renovation					10,604.68
Total Other Expense					10,604.68
Net Other Income					-4,312.68
Net Income					-4,312.68

The Villages of Garrison Creek - MPMA
A/R Aging Summary
As of January 31, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Garrison Creek LLC	0.00	902.00	0.00	0.00	0.00	902.00
Pahlisch Homes Inc	0.00	902.00	0.00	0.00	0.00	902.00
Phase Five Development	0.00	164.00	0.00	0.00	0.00	164.00
Cohan, Ted & Heidi	0.00	82.00	0.00	82.00	246.00	410.00
Coleman, Donald & Debbie	0.00	82.00	0.00	82.00	246.00	410.00
Kozik, James & Ashley	0.00	82.00	0.00	82.00	164.00	328.00
Roth, Allan & Diana	0.00	82.00	0.00	82.00	164.00	328.00
Schaefer, Steven J & Sandra J	0.00	-82.00	0.00	0.00	0.00	-82.00
Shaw, Haven Gene & Mary Jane	0.00	82.00	0.00	0.00	0.00	82.00
Stiles, Eugene	0.00	82.00	0.00	82.00	246.00	410.00
Thomas, Don & Phalba	0.00	82.00	0.00	82.00	246.00	410.00
Tilstra, Lorraine & Douglas	0.00	82.00	0.00	0.00	0.00	82.00
Warwick, James L	0.00	82.00	0.00	82.00	164.00	328.00
TOTAL	<u>0.00</u>	<u>2,624.00</u>	<u>0.00</u>	<u>574.00</u>	<u>1,476.00</u>	<u>4,674.00</u>

The Villages of Garrison Creek - MPMA
A/P Aging Summary
As of January 31, 2018

	<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	466.67	0.00	0.00	0.00	0.00	466.67
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	1,783.70	0.00	0.00	0.00	0.00	1,783.70
Ike Muro's Landscaping and Irrigation	8,526.85	0.00	0.00	0.00	0.00	8,526.85
Pacific Power	0.00	70.96	0.00	0.00	0.00	70.96
Paine Hamblen LLP	2,884.04	0.00	0.00	0.00	0.00	2,884.04
Smith Brothers Industries LLC	456.15	0.00	0.00	0.00	0.00	456.15
TOTAL	<u>14,241.71</u>	<u>70.96</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>14,312.67</u>