

Balance Sheet

As of August 31, 2018

	<u>Aug 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank-Operating	
1025 · BBB Checking	12,439.29
Total 1000 · Bank-Operating	<u>12,439.29</u>
1100 · Bank-Reserve Fund	
1110 · BBB Money Mkt	82,572.65
1150 · BBB-CD #13996	20,131.19
1155 · BBB CD #13997	30,174.49
1160 · BBB CD #14045	20,123.72
1165 · BBB CD #14046	15,135.75
Total 1100 · Bank-Reserve Fund	<u>168,137.80</u>
Total Checking/Savings	180,577.09
Accounts Receivable	
1210 · Accounts Receivable	1,148.00
Total Accounts Receivable	<u>1,148.00</u>
Other Current Assets	
1430 · Phase IX Working Capital	2,500.00
1450 · Utility Billing Clearing Acct	-0.40
Total Other Current Assets	<u>2,499.60</u>
Total Current Assets	<u>184,224.69</u>
TOTAL ASSETS	<u>184,224.69</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	15,729.63
Total Accounts Payable	<u>15,729.63</u>
Credit Cards	
2050 · VISA Credit Card	32.59
Total Credit Cards	<u>32.59</u>
Other Current Liabilities	
2310 · Accrued Expenses	12,528.50
Total Other Current Liabilities	<u>12,528.50</u>
Total Current Liabilities	<u>28,290.72</u>
Total Liabilities	28,290.72
Equity	
3000 · Retained Earnings	161,305.80
Net Income	-5,371.83
Total Equity	<u>155,933.97</u>
TOTAL LIABILITIES & EQUITY	<u>184,224.69</u>

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

	<u>Jan - Aug...</u>	<u>Budget</u>	<u>% of B...</u>
Ordinary Income/Expense			
Income			
5110 · Operating Assessment	108,416.00	162,624.00	66.7%
Total Income	108,416.00	162,624.00	66.7%
Expense			
7300 · Administrative Expenses			
7310 · Accounting	3,583.36	5,500.00	65.2%
7315 · Auditing	0.00	1,750.00	0.0%
7325 · Board Expense	310.00	750.00	41.3%
7335 · Communications/Phone	235.80		
7345 · Insurance	2,772.04	4,500.00	61.6%
7350 · Legal Fees	18,950.70	17,000.00	111.5%
7355 · LUS Monitoring & Secretarial	798.56	3,500.00	22.8%
7360 · Miscellaneous Expense	10.00	100.00	10.0%
7361 · Newsletter	0.00	400.00	0.0%
7375 · Office Supplies	276.00	350.00	78.9%
7376 · Reserve Study	0.00	500.00	0.0%
7380 · Social Events	0.00	350.00	0.0%
7385 · Website	146.87	125.00	117.5%
Total 7300 · Administrative Expenses	27,083.33	34,825.00	77.8%
7400 · Contingency			
7410 · Contingency	0.00	3,960.00	0.0%
Total 7400 · Contingency	0.00	3,960.00	0.0%
7500 · Irrigation System			
7520 · Backflow Check	679.14	480.00	141.5%
7530 · Inspections, adjust, on-call	1,630.00	1,679.00	97.1%
7540 · Repairs	6,404.30	8,390.00	76.3%
7550 · System Startup	0.00	110.00	0.0%
7560 · System Winterization	0.00	504.00	0.0%
Total 7500 · Irrigation System	8,713.44	11,163.00	78.1%
7600 · Grounds Maint-N of Creek			
7615 · Pocket Parks			
7615.01 · Phase 1-Mowing & Fertilizer	2,069.81	3,218.00	64.3%
7615.02 · Phase 2-Mowing & Fertilizer	1,790.54	2,762.00	64.8%
7615.05 · Phase 5-Mowing & Fertilizer	2,498.16	3,603.00	69.3%
7615.06 · Phase 6-Mowing & Fertilizer	1,097.84	1,706.00	64.4%
7615.07 · Phase 7-Mowing & Fertilizer	3,001.92	4,652.00	64.5%
7615.08 · Phase 8-Mowing & Fertilizer	3,032.72	4,260.00	71.2%
7615.09 · Phase 9-Mowing & Fertilizer	4,986.79	8,696.00	57.3%
7615.10 · Phase 10-Mowing & Fertilizer	1,167.43	1,873.00	62.3%
Total 7615 · Pocket Parks	19,645.21	30,770.00	63.8%
7619 · Common Areas			
7620 · Mowing GVW-Gazebo-ClkTower-etc	15,066.00	20,691.00	72.8%
7625 · Turf Sprays (Fert, Broadleaf)	2,121.00	2,913.00	72.8%
7626 · Tree Sprays (Insecticides)	2,853.00	2,939.00	97.1%
7627 · Weed Control (Sprays, weeding)	3,642.00	3,751.00	97.1%
7650 · Tree & shrub pruning & removal	14,465.45	12,765.00	113.3%
7655 · Plant & tree replacment	1,860.83	1,000.00	186.1%
7660 · Fall leaf & dead plant cleanup	103.27	3,215.00	3.2%
7665 · Sidewalks/walking trails-12 mo.	6,033.31	3,706.00	162.8%
Total 7619 · Common Areas	46,144.86	50,980.00	90.5%

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

	<u>Jan - Aug...</u>	<u>Budget</u>	<u>% of B...</u>
7670 · Other Routine Maint.			
7680 · Signage	0.00	110.00	0.0%
7681 · Ponds.	1,322.54	1,300.00	101.7%
7683 · Gazebo Pest Spraying	750.03	375.00	200.0%
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%
7693 · Street Lights	986.65		
Total 7670 · Other Routine Maint.	<u>3,059.22</u>	<u>4,660.00</u>	<u>65.6%</u>
Total 7600 · Grounds Maint-N of Creek	68,849.29	86,410.00	79.7%
7800 · Grounds Maint-S of Creek			
7862 · Tree Care	1,524.82	2,426.00	62.9%
7864 · Creek weed & blackberry control	673.50	1,164.00	57.9%
7865 · Walking trails-12 mo.	0.00	806.00	0.0%
7866 · Misc	9.26		
Total 7800 · Grounds Maint-S of Creek	<u>2,207.58</u>	<u>4,396.00</u>	<u>50.2%</u>
7900 · Utilities			
7910 · Electricity-Irrig & Ponds	6,092.60	9,200.00	66.2%
7920 · Electricity-Street Lights	8,537.57	12,540.00	68.1%
7940 · Natural Gas	88.62	130.00	68.2%
7950 · City Water	2,473.92		
7951 · City Utility Tax	274.85		
Total 7900 · Utilities	<u>17,467.56</u>	<u>21,870.00</u>	<u>79.9%</u>
Total Expense	<u>124,321.20</u>	<u>162,624.00</u>	<u>76.4%</u>
Net Ordinary Income	-15,905.20	0.00	100.0%
Net Income	<u><u>-15,905.20</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

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

	<u>Jan - Au...</u>	<u>Budget</u>	<u>% of Bud...</u>
Other Income/Expense			
Other Income			
9010 · Reserve Assessment	50,336.00	75,504.00	66.7%
9020 · Interest Income	77.08	75.00	102.8%
Total Other Income	50,413.08	75,579.00	66.7%
Other Expense			
9502 · Asphalt Sealcoat and Repairs	24,482.60	28,784.00	85.1%
9505 · Bark Dust Replacement	1,521.80	3,399.00	44.8%
9535 · Gazebo Renovation	10,604.68		
9556 · Pond Circulation Pump	1,964.27		
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.	1,306.36	25,000.00	5.2%
9588 · Sidewalk Repair	0.00	10,000.00	0.0%
Total Other Expense	39,879.71	76,243.00	52.3%
Net Other Income	10,533.37	-664.00	-1,586.4%
Net Income	10,533.37	-664.00	-1,586.4%

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

09/18/18

Accrual Basis

August 2018

Type	Date	Num	Name	Memo	Amount
Ordinary Income/Expense					
Income					
5110 · Operating Assessment					
Invoice	08/01/2018	1561	Village I	Master Association Dues	1,558.00
Invoice	08/01/2018	1562	Village II	Master Association Dues	1,968.00
Invoice	08/01/2018	1563	Village V	Master Association Dues	2,214.00
Invoice	08/01/2018	1564	Village VI	Master Association Dues	3,198.00
Invoice	08/01/2018	1565	Village VII	Master Association Dues	3,444.00
Invoice	08/01/2018	1566	Village VIII	Master Association Dues	2,542.00
Invoice	08/01/2018	1567	Village IX	Master Association Dues	2,296.00
Invoice	08/01/2018	1568	Phase Five Development	Master Association Dues	164.00
Invoice	08/01/2018	1571	Benzel, Mark & Kristine Weatherill	Master Association Dues	82.00
Invoice	08/01/2018	1572	Chung, Steve & Christine	Master Association Dues	82.00
Invoice	08/01/2018	1573	Cohan, Ted & Heidi	Master Association Dues	82.00
Invoice	08/01/2018	1574	Coleman, Donald & Debbie	Master Association Dues	82.00
Invoice	08/01/2018	1575	Cress, John & Pam	Master Association Dues	82.00
Invoice	08/01/2018	1576	Harvey, Lisa	Master Association Dues	82.00
Invoice	08/01/2018	1577	Murphy, Ryan D & Sarah L	Master Association Dues	82.00
Invoice	08/01/2018	1578	Merriman, Leigh	Master Association Dues	82.00
Invoice	08/01/2018	1579	Rohde, Eric & Angela	Master Association Dues	82.00
Invoice	08/01/2018	1580	Roth, Allan & Diana	Master Association Dues	82.00
Invoice	08/01/2018	1581	Schaefer, Steven J & Sandra J	Master Association Dues	82.00
Invoice	08/01/2018	1582	Shaw, Haven Gene & Mary Jane	Master Association Dues	82.00
Invoice	08/01/2018	1583	Smith, Robert & Shana	Master Association Dues	82.00
Invoice	08/01/2018	1584	Stiles, Eugene	Master Association Dues	82.00
Invoice	08/01/2018	1585	Stream, Tamara	Master Association Dues	82.00
Invoice	08/01/2018	1586	Thomas, Don & Phalba	Master Association Dues	82.00
Invoice	08/01/2018	1587	Tilstra, Lorraine & Douglas	Master Association Dues	82.00
Invoice	08/01/2018	1588	Warwick, James L	Master Association Dues	82.00
Invoice	08/01/2018	1589	Wright, Jeffrey L & Sue E	Master Association Dues	82.00
Invoice	08/01/2018	1570	Pahlisch Homes Inc	Unoccupied Lots - Phase 9 (16 17 18 19 28 29 30 3...	902.00
General...	08/31/2018	151		Transfer	-6,292.00
Total 5110 · Operating Assessment					13,552.00
Total Income					13,552.00
Expense					
7300 · Administrative Expenses					
7310 · Accounting					
Bill	08/25/2018		Blue Mtn Valley Business Services		441.67
Total 7310 · Accounting					441.67
7335 · Communications/Phone					
Credit ...	08/31/2018		Grasshopper Group		32.59
Total 7335 · Communications/Phone					32.59
7345 · Insurance					
Check	08/01/2018	ACH	American Family Insurance		346.49
Total 7345 · Insurance					346.49
7350 · Legal Fees					
Bill	08/31/2018	368922	Paine Hamblen LLP		1,760.41
Total 7350 · Legal Fees					1,760.41
7375 · Office Supplies					
Bill	08/17/2018		Postmaster	Postage	20.00
Total 7375 · Office Supplies					20.00
Total 7300 · Administrative Expenses					2,601.16
7500 · Irrigation System					
7520 · Backflow Check					
Bill	08/09/2018	134657	A-1 Plumbing		80.00
Total 7520 · Backflow Check					80.00

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

09/18/18

Accrual Basis

August 2018

Type	Date	Num	Name	Memo	Amount
	7530 · Inspections, adjust, on-call				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#02-Check irrigation system	326.00
	Total 7530 · Inspections, adjust, on-call				326.00
	7540 · Repairs				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	GVW	65.22
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	GAZ	635.90
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	GVW	179.36
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	GVW	93.49
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	GVW	976.59
Bill	08/31/2018	18250	Diamond Cut Landscaping	05	145.93
	Total 7540 · Repairs				2,096.49
	Total 7500 · Irrigation System				2,502.49
	7600 · Grounds Maint-N of Creek				
	7615 · Pocket Parks				
	7615.01 · Phase 1-Mowing & Fertilizer				
Bill	08/31/2018	2023425	Smith Brothers Industries LLC	01	268.21
	Total 7615.01 · Phase 1-Mowing & Fertilizer				268.21
	7615.02 · Phase 2-Mowing & Fertilizer				
Bill	08/31/2018	2023425	Smith Brothers Industries LLC	02	230.17
	Total 7615.02 · Phase 2-Mowing & Fertilizer				230.17
	7615.05 · Phase 5-Mowing & Fertilizer				
Bill	08/31/2018	18249	Diamond Cut Landscaping	05	326.70
	Total 7615.05 · Phase 5-Mowing & Fertilizer				326.70
	7615.06 · Phase 6-Mowing & Fertilizer				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...		142.21
	Total 7615.06 · Phase 6-Mowing & Fertilizer				142.21
	7615.07 · Phase 7-Mowing & Fertilizer				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...		387.69
	Total 7615.07 · Phase 7-Mowing & Fertilizer				387.69
	7615.08 · Phase 8-Mowing & Fertilizer				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...		385.89
	Total 7615.08 · Phase 8-Mowing & Fertilizer				385.89
	7615.09 · Phase 9-Mowing & Fertilizer				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...		724.66
	Total 7615.09 · Phase 9-Mowing & Fertilizer				724.66
	7615.10 · Phase 10-Mowing & Fertilizer				
Bill	08/06/2018	274205	Duran's Lawn Care		217.40
Bill	08/31/2018	167076	Lawns Plus	10	206.53
	Total 7615.10 · Phase 10-Mowing & Fertilizer				423.93
	Total 7615 · Pocket Parks				2,889.46
	7619 · Common Areas				
	7620 · Mowing GVW-Gazebo-ClkTower-etc				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#04-Mow GVW grass	2,511.00
	Total 7620 · Mowing GVW-Gazebo-ClkTower-etc				2,511.00
	7625 · Turf Sprays (Fert, Broadleaf)				
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#16-Lawn Applic #5	707.00
	Total 7625 · Turf Sprays (Fert, Broadleaf)				707.00

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

09/18/18

Accrual Basis

Type	Date	Num	Name	Memo	Amount
7650 · Tree & shrub pruning & removal					
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#05-Tree work (N)	935.00
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#07-Trim shrubs	489.00
Total 7650 · Tree & shrub pruning & removal					1,424.00
7660 · Fall leaf & dead plant cleanup					
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	06	103.27
Total 7660 · Fall leaf & dead plant cleanup					103.27
7665 · Sidewalks/walking trails-12 mo.					
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#09-Weed control (Larch)	244.50
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#11-Weed control (ponds)	304.00
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	WT3	347.84
Total 7665 · Sidewalks/walking trails-12 mo.					896.34
Total 7619 · Common Areas					5,641.61
7670 · Other Routine Maint.					
7693 · Street Lights					
Bill	08/28/2018	15-3934	Hays Electric		724.51
Total 7693 · Street Lights					724.51
Total 7670 · Other Routine Maint.					724.51
Total 7600 · Grounds Maint-N of Creek					9,255.58
7800 · Grounds Maint-S of Creek					
7862 · Tree Care					
Bill	08/31/2018		Ike Muro's Landscaping and Irrigat...	#05-Tree work (S)	233.75
Total 7862 · Tree Care					233.75
7866 · Misc					
Bill	08/31/2018		Walla Walla Saw LLC	Sharpen chain saw	9.26
Total 7866 · Misc					9.26
Total 7800 · Grounds Maint-S of Creek					243.01
7900 · Utilities					
7910 · Electricity-Irrig & Ponds					
Bill	08/01/2018		Pacific Power	Acct 24655280-0012 - Meter 66546714	13.16
Bill	08/31/2018		Columbia Rural Electric	Acct 9970 - Meter 17395955	217.57
Bill	08/31/2018		Columbia Rural Electric	Acct 9971 - Meter 17445442	50.88
Bill	08/31/2018		Columbia Rural Electric	Acct 11751 - Meter 17424009	59.39
Bill	08/31/2018		Columbia Rural Electric	Acct 11752 - Meter 17424571	125.63
Bill	08/31/2018		Columbia Rural Electric	Acct 12021 - Meter 17446117	224.56
Bill	08/31/2018		Columbia Rural Electric	Acct 12022 - Meter 17423992	58.72
Bill	08/31/2018		Columbia Rural Electric	Acct 16683 - Meter 17445119	58.55
Total 7910 · Electricity-Irrig & Ponds					808.46
7920 · Electricity-Street Lights					
Bill	08/01/2018		Pacific Power	Acct 24655280-0012 - Meter 66576526	15.72
Bill	08/01/2018		Pacific Power	Acct 24655280-0012 - Meter 66546664	12.86
Bill	08/01/2018		Pacific Power	Acct 24655280-0012 - Meter 66568587	19.88
Bill	08/31/2018		Columbia Rural Electric	Acct 9972 - Street Lights	1,020.82
Total 7920 · Electricity-Street Lights					1,069.28
7940 · Natural Gas					
Bill	08/31/2018		Cascade Natural Gas	Acct 71959100000 - Meter 472632359	13.78
Total 7940 · Natural Gas					13.78
7950 · City Water					
Bill	08/31/2018		City of College Place - 11674		115.95
Bill	08/31/2018		City of College Place - 12005		383.91
Bill	08/31/2018		City of College Place - 12006		428.79
Total 7950 · City Water					928.65

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

09/18/18

Accrual Basis

August 2018

Type	Date	Num	Name	Memo	Amount
				7951 · City Utility Tax	
Bill	08/31/2018		City of College Place - 11674		12.88
Bill	08/31/2018		City of College Place - 12005		42.65
Bill	08/31/2018		City of College Place - 12006		47.64
			Total 7951 · City Utility Tax		103.17
			Total 7900 · Utilities		2,923.34
			Total Expense		17,525.58
			Net Ordinary Income		-3,973.58
			Net Income		-3,973.58

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

09/18/18

August 2018

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Other Income/Expense					
Other Income					
9010 · Reserve Assessment					
General...	08/31/2018	151		Transfer	6,292.00
Total 9010 · Reserve Assessment					6,292.00
9020 · Interest Income					
Deposit	08/01/2018		Baker Boyer Bank - Int Inc	Deposit	3.55
Deposit	08/01/2018		Baker Boyer Bank - Int Inc	Deposit	2.67
Deposit	08/03/2018		Baker Boyer Bank - Int Inc	Deposit	3.55
Deposit	08/03/2018		Baker Boyer Bank - Int Inc	Deposit	5.32
Deposit	08/31/2018		Baker Boyer Bank - Int Inc	Deposit	6.52
Total 9020 · Interest Income					21.61
Total Other Income					6,313.61
Net Other Income					6,313.61
Net Income					6,313.61

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Liu, Mark and Jaco, Angela	0.00	-82.00	0.00	0.00	0.00	-82.00
Pahlisch Homes Inc	0.00	82.00	0.00	0.00	0.00	82.00
Stiles, Eugene	0.00	82.00	0.00	164.00	0.00	246.00
Warwick, James L	0.00	82.00	0.00	164.00	656.00	902.00
TOTAL	<u>0.00</u>	<u>164.00</u>	<u>0.00</u>	<u>328.00</u>	<u>656.00</u>	<u>1,148.00</u>

The Villages of Garrison Creek - MPMA
A/P Aging Summary
As of August 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	441.67	0.00	0.00	0.00	0.00	441.67
Cascade Natural Gas	13.78	0.00	0.00	0.00	0.00	13.78
City of College Place - 11674	128.83	0.00	0.00	0.00	0.00	128.83
City of College Place - 12005	426.56	0.00	0.00	0.00	0.00	426.56
City of College Place - 12006	476.43	0.00	0.00	0.00	0.00	476.43
Columbia Rural Electric	1,816.12	0.00	0.00	0.00	0.00	1,816.12
Diamond Cut Landscaping	472.63	0.00	0.00	0.00	0.00	472.63
Duran's Lawn Care	0.00	217.40	0.00	0.00	0.00	217.40
Hays Electric	724.51	0.00	0.00	0.00	0.00	724.51
Ike Muro's Landscaping and Irrigation	8,537.12	0.00	0.00	0.00	0.00	8,537.12
Lawns Plus	206.53	0.00	0.00	0.00	0.00	206.53
Paine Hamblen LLP	1,760.41	0.00	0.00	0.00	0.00	1,760.41
Smith Brothers Industries LLC	498.38	0.00	0.00	0.00	0.00	498.38
Walla Walla Saw LLC	9.26	0.00	0.00	0.00	0.00	9.26
TOTAL	<u>15,512.23</u>	<u>217.40</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,729.63</u>