

**The Villages of Garrison Creek - MPMA
2020 Operating Fund Budget**

As Adopted by the Board - October 30, 2019

Line#				2019		2020
				Budget	Est. Actual	Rec. Budget
	Budgeted Lots			240	240	240
	Mo. Rates:	MPMA Assessment	A	\$ 108.50	\$ 108.50	\$ 122.50
		Less Reserve Contribution	B	\$ 32.00	\$ 32.00	\$ 58.30
		Available for Operations	C	\$ 76.50	\$ 76.50	\$ 64.20
1	Income					
2	5110 · Master Association Assessment		A	\$ 312,480	\$ 312,480	\$ 352,800
3		Less Reserve Contribution	B	\$ 92,160	\$ 92,160	\$ 167,900
4		Available for Operations	C	\$ 220,320	\$ 220,320	\$ 184,900
5	Expense					
6	7300 · Administrative Expenses					
7		7310 · Accounting		5,500	5,325	5,500
8		7315 · Auditing		1,800	1,800	1,800
9		7318 · Bad Debt Expense			1,902	
10		7335 · Communications/Phone		400	365	350
11		7345 · Insurance		4,500	4,158	4,200
12		7350 · Legal Fees		9,000	12,370	5,000
13		7355 · ARC Supplies		500	108	300
14		7358 · Meeting Room Expense		1,200	1,200	1,500
15		7361 · Newsletter		400	0	400
16		7375 · Office Supplies & Printing		850	1,542	1,900
17		7376 · Reserve Study		500	1,300	500
18		7380 · Social Events		350	0	350
19		7385 · Website		150	147	150
20		Total 7300 · Administrative Expenses		25,150	30,217	21,950
21		7400 · Contingency				
22		7410 · Contingency		22,032	0	10,457
23		Total 7400 · Contingency		22,032	0	10,457
24		7500 · Irrigation System				
25		7520 · Backflow Check		700	708	700
26		7530 · Routine Inspections		1,972	1,972	1,972
27		7540 · Repairs		7,000	5,939	7,000
28		7550 · System Startup		0	0	0
29		7560 · System Winterization		593	593	593
30		Total 7500 · Irrigation System		10,265	9,212	10,265
31		7600 · Grounds Maint-N of Creek				
32		7615 · Pocket Parks				
33		7615.01 · Phase 1-Mowing & Fertilizer		3,062	3,089	3,181
34		7615.02 · Phase 2-Mowing & Fertilizer		2,605	2,632	2,711
35		7615.05 · Phase 5-Mowing & Fertilizer		3,603	3,543	3,650
36		7615.06 · Phase 6-Mowing & Fertilizer		1,706	1,707	1,758
37		7615.07 · Phase 7-Mowing & Fertilizer		6,228	5,966	6,145
38		7615.08 · Phase 8-Mowing & Fertilizer		5,435	5,301	5,460
39		7615.09 · Phase 9-Mowing & Fertilizer		8,696	8,696	8,957
40		7615.10 · Phase 10-Mowing & Fertilizer		1,767	1,781	1,834
41		Total 7615 · Pocket Parks		33,102	32,715	33,696

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42		7619 · Common Areas			
43		7620 · Mowing GVW-Gazebo-ClkTower-etc	20,696	20,696	20,696
44		7625 · Turf Sprays (Fert, Broadleaf)	2,912	2,912	2,912
45		7626 · Tree Sprays (Insecticides)	2,938	2,938	2,938
46		7627 · Weed Control (Sprays, weeding)	3,752	3,752	3,752
47		7650 · Tree & shrub pruning & removal	17,829	17,382	17,000
48		7655 · Plant & tree replacment	1,000	1,151	1,200
49		7660 · Fall leaf & dead plant cleanup	3,224	3,224	3,224
50		7665 · Walking Trails (except sidewalks)	4,000	4,271	4,000
51		Total 7619 · Common Areas	56,351	56,326	55,722
52		7670 · Other Routine Maint.			
53		7680 · Signage	1,500		1,500
54		7681 · Ponds.	1,350	1,634	1,635
55		7683 · Gazebo Pest Spraying	750	1,000	1,000
56		7687 · Pavement Crack Sealing	2,000	2,954	3,000
57		7689 · Sidewalks Repair	1,000	4,000	0
58		7690 · Snow Removal.	1,500	6,120	3,000
59		7691 · Drainage Maintenance	100	391	0
60		7693 · Street Lights	300	116	300
61		Total 7670 · Other Routine Maint.	8,500	16,215	10,435
62		Total 7600 · Grounds Maint-N of Creek	97,953	105,256	99,853
63		7800 · Grounds Maint-S of Creek			
64		7815 · Mowing	2,000	1,788	750
65		7862 · Tree Care	2,000	1,927	1,927
66		7864 · Creek weed & blackberry control	224	224	224
67		7865 · Walking trails-12 mo.	810	810	810
68		7866 · Misc			
69		Total 7800 · Grounds Maint-S of Creek	5,034	4,749	3,711
70		7900 · Utilities			
71		7910 · Electricity-Irrig & Ponds	9,200	9,040	9,050
72		7920 · Electricity-Street Lights	12,900	13,368	13,400
73		7940 · Natural Gas	130	165	149
74		7945 · Storm Water	12,000	1,072	1,000
75		7949 · Water Allowance	9,200	9,205	9,200
76		7950 · Water	4,865	5,264	5,275
77		7951 · City Utility Tax	541	584	590
78		Total 7900 · Utilities	48,836	38,698	38,664
79		Total Expense	209,270	188,132	184,900
80		Net Ordinary Income	11,050	32,188	0
81		Net Income	11,050	32,188	0

**The Villages of Garrison Creek - MPMA
2020 Reserve Fund - Spending Plan**

Approved by the Board - October 30, 2019

Line #			
1	Beginning Reserve Fund Balance-Estimated 1/1/2020		230,168
2	Funding Sources		
3	9010 · Reserve Assessment		167,900 *
4	9020 · Interest Income		285
5	Total Estimated Available Funding		398,353
6	Estimated Costs		
7	1106-0 · Bridges 1,2,3 Repair		3,000
8	1005-0 · Bridges Paint Wood Surfaces		1,404
9	1008-0 · Clock Tower Paint/Repair		2,785
10	1025-0 · Gazebo - Paint		1,918
11	1029-0 · Irrigation Backflow Devices		836
12	1050-0 · Pavement Seal Coat Master		9,715
13	1062-0 · Pond Large - Liner - Replace		155,020
14	1063-0 · Pond Small - Liner - Replace		15,000
15	1069-0 · Cottonwood Tree Removal 2019		5,000
16	1072-0 · Cottonwood Tree Removal 2020		14,063
17	1073-0 · Replacement Tree Planting 2020		2,363
18	1074-0 · Willow Tree Thinning 2020		2,363
19	1086-0 · Tree Care Roots & Trimming		20,000
20	1096-0 · Walking Trails Bark Dust/ChipRk		3,676
21	1103-0 · GVW & Walking Trails-Grinding		15,000
22	Total Estimated Costs		249,143 **
23	Ending Reserve Fund Balance-Estimated 12/31/2020		149,210
24	* As recommended by Joel Tax, Professional Reserve Analyst,		
25	(Reserve Data Analyst Inc., Bellevue WA 98004), in the Reserve		
26	Study report for 2020.		
27	** This is a tentative list; other projects may be identified later.		

C:\Users\jhall\Documents\MPMA - 2020 Reserve Fund - Spending Plan - RS Committee Recommendation 10-22-2019 Final.xlsx|Sheet1