

**The Villages of Garrison Creek - MPMA
2018 Operating Fund Budget**

Line#					2017 Budget	2017 Est. Actual	2018 Rec. Budget
	Budgeted Lots				209	242	242
	Mo. Rates:	MPMA Assessment	A		\$ 82.00	\$ 82.00	\$ 82.00
		Less Reserve Contribution	B		\$ 25.00	\$ 25.00	\$ 26.00
		Available for Operations	C		\$ 57.00	\$ 57.00	\$ 56.00
1	Income						
2		5110 · Master Association Assessment	A		205,656	238,128	238,128
3		Less Reserve Contribution	B		62,700	72,600	75,504
4		Available for Operations	C		142,956	165,528	162,624
5	Expense						
6		7300 · Administrative Expenses					
7		7310 · Accounting			4,200	4,200	5,500
8		7315 · Auditing			1,980	1,750	1,750
9		7325 · Board Expense			680	945	750
10		7335 · Communications/Phone			375	450	0
11		7345 · Insurance			8,000	4,200	4,500
12		7350 · Legal Fees			8,000	10,200	6,000
13		7355 · LUS Monitoring & Secretarial			4,100	3,060	3,500
14		7360 · Miscellaneous Expense				50	100
15		7361 · Newsletter					400
16		7375 · Office Supplies			450	315	350
17		7376 · Reserve Study			500	500	500
18		7380 · Social Events			350	0	350
19		7385 · Website			100	120	125
20		Total 7300 · Administrative Expenses			28,735	25,790	23,825
21		7400 · Contingency					
22		7410 · Contingency			1,254	0	14,960
23		Total 7400 · Contingency			1,254	0	14,960
24		7500 · Irrigation System					
25		7520 · Backflow Check			500	360	480
26		7530 · Routine Inspections			1,650	1,750	1,679
27		7540 · Repairs			6,500	11,000	8,390
28		7550 · System Startup			250	110	110
29		7560 · System Winterization			500	489	504
30		Total 7500 · Irrigation System			9,400	13,709	11,163
31		7600 · Grounds Maint-N of Creek					
32		7615 · Pocket Parks					
33		7615.01 · Phase 1-Mowing & Fertilizer			3,000	2,915	3,218
34		7615.02 · Phase 2-Mowing & Fertilizer			2,600	2,559	2,762
35		7615.05 · Phase 5-Mowing & Fertilizer			2,600	3,000	3,603
36		7615.06 · Phase 6-Mowing & Fertilizer			1,200	1,418	1,706
37		7615.07 · Phase 7-Mowing & Fertilizer			4,300	4,048	4,652
38		7615.08 · Phase 8-Mowing & Fertilizer			4,200	4,253	4,260
39		7615.09 · Phase 9-Mowing & Fertilizer				2,541	8,696
40		7615.10 · Phase 10-Mowing & Fertilizer			500	2,141	1,873
41		Total 7615 · Pocket Parks			18,400	22,875	30,770

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42	7619 - Common Areas				
43	7620 - Mowing GVW-Gazebo-ClkTower-etc		16,783	20,088	20,691
44	7625 - Turf Sprays (Fert, Broadleaf)		2,520	2,121	2,913
45	7626 - Tree Sprays (Insecticides)		2,604	2,853	2,939
46	7627 - Weed Control (Sprays, weeding)		3,066	3,870	3,751
47	7650 - Tree & shrub pruning & removal		13,496	13,093	12,765
48	7655 - Plant & tree replacment		1,680	79	1,000
49	7660 - Fall leaf & dead plant cleanup		2,688	3,121	3,215
50	7663 - Arborvita Maint		630	516	0
51	7665 - Sidewalks/walking trails-12 mo.		3,600	3,598	3,706
52	Total 7619 - Common Areas		47,067	49,339	50,980
53	7670 - Other Routine Maint.				
54	7680 - Signage		1,000	107	110
55	7681 - Ponds.		2,500	1,339	1,300
56	7683 - Gazebo Pest Spraying		750	750	750
57	7685 - Bridge Pest Spraying		1,500	0	0
58	7687 - Pavement Crack Sealing		600	600	1,000
59	7689 - Sidewalks.		1,000	0	0
60	7690 - Snow Removal.			3,000	1,500
61	7691 - Drainage Maintenance			1,046	0
62	7693 - Street Lights			550	0
63	Total 7670 - Other Routine Maint.		7,350	7,392	4,660
64	Total 7600 - Grounds Maint-N of Creek		72,817	79,606	86,410
65	7800 - Grounds Maint-S of Creek				
66	7815 - Mowing		2,000	0	
67	7861 - Fencing			1,760	
68	7862 - Tree Care		3,000	2,876	2,426
69	7864 - Creek weed & blackberry control		4,000	1,130	1,164
70	7865 - Walking trails-12 mo.		1,500	783	806
71	7866 - Misc			291	
72	Total 7800 - Grounds Maint-S of Creek		10,500	6,840	4,396
73	7900 - Utilities				
74	7910 - Electricity-Irrig & Ponds		9,200	9,350	9,200
75	7920 - Electricity-Street Lights		10,900	12,761	12,540
76	7950 - Water			2,092	0
77	7940 - Natural Gas		150	127	130
78	Total 7900 - Utilities		20,250	24,330	21,870
79	Total Expense		142,956	150,275	162,624
80	Net Ordinary Income		0	15,253	0
81	Net Income		0	15,253	0

**The Villages of Garrison Creek - MPMA
2018 Reserve Fund Budget**

Line #		2017 Budget	2017 Est Actual	2018 Budget
1	Beginning Reserve Fund Balance		119,474	151,083
2	Other Income			
3	9010 · Reserve Assessment	62,700	72,600	75,504
4	9020 · Interest Income	672	72	75
5	Total Other Income	63,372	72,672	75,579
6	Other Expense			
7	9502 · Asphalt Sealcoat and Repairs	4,165	0	
8	Phase II			2,952
9	Phase VI			10,410
10	Phase VIII			10,474
11	Phase X			4,948
12	9505 · Bark Dust Replacement	3,300	3,045	3,399
13	9550 · Irrigation System in Creek	751	0	
14	9553 · Pole Lights & Entry Lights	4,500	0	
15	9580 · S of Creek-Cottonwd Tree Remov.	14,077	14,370	7,000
16	9581 · S of Creek-Tree Replacement	2,000	263	2,060
17	9582 · S of Creek-Willow Tree Thinning	2,000	0	
18	9587 · Pond Maintenance.	1,259	1,385	
19	9587 · Dredge Large Pond			25,000
20	Repair/replace irrigation water line		10,000	
21	Replace gazebo floor support structure		12,000	
22	Sidewalk Repair			10,000
23	Total Other Expense	32,052	41,063	76,243
24	Net Other Income	31,320	31,609	-664
25	Ending Reserve Fund Balance-Estimated		151,083	150,419

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