

The Villages of Garrison Creek - MPMA

2023 Operating Fund Budget

As Adopted by the Board - October 30, 2022

Line#				2022	2022	2023
				Budget	Est. Actual	Rec. Budget
	Mo. Rates:	MPMA Assessment	A	\$ 126.00	126.00	\$ 136.00
		Less Reserve Contribution	B	\$ 61.80	61.80	\$ 68.30
		Available for Operations	C	\$ 64.20	\$ 64.20	\$ 67.70
1	Income					
2	5110	Master Association Assessment	A	\$ 362,880	\$ 362,880	\$ 391,680
3		Less Reserve Contribution	B	\$ 177,984	\$ 177,984	\$ 196,704
4		Available for Operations	C	\$ 184,896	\$ 184,896	\$ 194,976
5	5111	Miscellaneous Income		\$ -	\$ 880	\$ -
6		Total Income		\$ 184,896	\$ 185,776	\$ 194,976
7	Expense					
8	7300	Administrative Expenses				
9	7310	Accounting		6,000.00	5,825.00	6,000.00
10	7315	Auditing		2,100.00	3,075.00	2,100.00
11	7335	Communications		300.00	240.00	300.00
12	7345	Insurance		4,200.00	4,150.00	4,200.00
13	7350	Legal Fees		8,000.00	21,000.00	8,000.00
14	7354	Administrative Assistant		4,000.00	3,100.00	2,000.00
15	7358	Meeting Room Expense		1,500.00	1,500.00	1,500.00
16	7360	Miscellaneous		250.00	175.00	250.00
17	7361	Newsletter		400.00	-	400.00
18	7375	Office Supplies & Printing		3,500.00	2,600.00	3,500.00
19	7376	Reserve Study		1,350.00	1,350.00	525.00
20	7378	Safety & Security		200.00	50.00	100.00
21	7380	Social Events		1,000.00	950.00	1,000.00
22	7385	Website		200.00	190.00	200.00
23		Total 7300 - Administrative Expenses		33,000.00	44,205.00	30,075.00
24	7400	Contingency				
25	7410	Contingency		6,206.00	-	6,376.00
26		Total 7400 - Contingency		6,206.00	-	6,376.00
27	7500	Irrigation System				
28	7520	Backflow Check		700.00	550.00	700.00
29	7530	Routine Inspections		-	125.00	-
30	7540	Repairs		10,000.00	9,190.00	10,000.00
31	7560	System Winterization		-	400.00	-
32		Total 7500 - Irrigation System		10,700.00	10,265.00	10,700.00
33	7605	Common Areas-Landscape Maintenance				
34	7605.01	Maint. Contract Park 1		3,102.47	3,350.00	3,255.85
35	7605.02	Maint. Contract Park 2		3,102.49	3,350.00	3,255.85
36	7605.05	Maint. Contract Park 5		2,951.19	3,559.00	3,318.91
37	7605.06	Maint. Contract Park 6		1,545.89	1,546.00	1,818.05
38	7605.07	Maint. Contract Park 7		5,963.73	5,967.00	7,603.52
39	7605.08	Maint. Contract Park 8		6,952.15	6,953.00	8,054.67
40	7605.09	Maint. Contract Park 9		7,656.45	7,657.00	8,367.71
41	7605.11	Maint. Contract Main GVW		44,321.31	44,322.00	47,794.97
42	7606.14	Maint. Non-Contract General		3,074.23	5,720.00	3,330.47
43		Total 7605 - Common Areas-Landscape Maintenance		78,669.91	82,424.00	86,800.00

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44	7610 · Common Areas-Fertilizers & Sprays			
45	7610.01 · Fertilizer/Spray Park 1	391.32	390.00	565.00
46	7610.02 · Fertilizer/Spray Park 2	391.32	390.00	565.00
47	7610.05 · Fertilizer/Spray Park 5	1,003.76	1,034.00	1,104.00
48	7610.06 · Fertilizer/Spray Park 6	228.27	228.00	348.00
49	7610.07 · Fertilizer/Spray Park 7	1,298.98	1,300.00	1,739.00
50	7610.08 · Fertilizer/Spray Park 8	1,189.94	1,190.00	1,598.00
51	7610.09 · Fertilizer/Spray Park 9	1,016.35	1,163.00	1,514.00
52	7610.11 · Fertilizer/Spray Main GVW	3,125.15	2,800.00	3,891.00
53	7610.14 · Fertilizer/Spray General	-	3,408.00	5,652.00
54	Total 7610 · Common Areas-Fertilizers & Sprays	8,645.09	11,903.00	16,976.00
55	7670 · Common Areas-Other			
56	7680 · Signage	800.00	-	-
57	7681 · Ponds-Algae Control	500.00	234.00	300.00
58	7682 · Mailbox Repair	1,500.00		-
59	7683 · Pest Spraying	1,000.00	1,000.00	1,000.00
60	7688 · Pavement Repair	350.00		-
61	7690 · Snow Removal.	6,000.00	6,000.00	5,000.00
62	7693 · Street Lights-Repairs	300.00		-
63	7694 · Speed Bumps Maintenance	100.00	-	100.00
64	Total 7670 · Common Areas-Other	10,550.00	7,234.00	6,400.00
65	7800 · Grounds Maint-S of Creek			
66	7815 · Mowing	800.00	1,625.00	1,650.00
#REF!	7864 · Creek weed & blackberry control		190.00	225.00
#REF!	7868 · Storm Cleanup			1,100.00
#REF!	7884 · Rodent Control	300.00		300.00
#REF!	Total 7800 · Grounds Maint-S of Creek	1,100.00	1,815.00	3,275.00
#REF!	7900 · Utilities			
#REF!	7910 · Electricity-Irrig & Ponds	9,500.00	8,230.00	8,500.00
#REF!	7920 · Electricity-Street Lights	13,800.00	13,675.00	13,400.00
#REF!	7940 · Natural Gas	150.00	166.00	165.00
#REF!	7945 · Storm Water	100.00	84.00	84.00
#REF!	7949 · Water Allowance	9,200.00	9,215.00	9,200.00
#REF!	7950 · Water	3,000.00	3,567.00	2,700.00
#REF!	7951 · City Utility Tax	275.00	415.00	325.00
#REF!	Total 7900 · Utilities	36,025.00	35,352.00	34,374.00
#REF!	Total Expense	184,896.00	193,198.00	194,976.00
#REF!	Net Gain (Loss)	-	(7,422.00)	-

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2023 Reserve Fund

Assessments & Estimated Costs

As Adopted by the Board - October 30, 2022

Line #					
1	Estimated Beginning Reserve Fund Balance - 1/1/2023				422,061
2	Funding Sources				
3	9010	Reserve Assessment			196,704
4	9020	Interest Income			200
5	Total Estimated Available Funding				<u>618,965</u>
6	Estimated Costs				*
7	1103-0	GVW Concrete - Grinding			3,473
8	1086-0	GVW Tree Care			5,620
9	1112	GVW Tree/Shrub/Other - Common Area Refurbishment			11,240
10	1113	Non-GVW Tree/Shrub/Other - Comon Area Refurbishment			11,240
11	1027-01b	Non-GVW Concrete (2022) - Replacement			18,057
12	1103-01	Non-GVW Concrete - Grinding			3,473
13	1086-01	Non-GVW Tree Care			5,620
14	1109	Pavement - Crack Sealing & Repair			18,000
15	1096	Walking Paths Bark Dust & Chip Rock Refurbish/Replace			4,631
16	1029	Irrigation Backflow Devices - 11% replace			1,003
17	1008	Clock Tower Paint / Repair Contingency			1,204
18	1005	Bridges Paint Wood Surfaces			857
19	1095	UG Sprinkler Pipe Master Areas 4.8%			99,483
20	1012	Creek Pump House Shed Repair Contingency			3,633
21	1099	Well Pump - Replace			15,371
22	1040c	Mailbox Wooden Structures (Village9) - Replace			1,625
23	1035	Mailbox Structures - Ph. I - Replace			3,220
24	1036	Mailbox Structures - Ph II - Replace			4,689
25	1105	Pavement Replacement Phase I			105,960
26	1111	Pavement Replacement Phase V Alley			19,248
27	Total Estimated Costs				<u>337,647</u> **
28	Estimated Ending Reserve Fund Balance - 12/31/2023				<u>281,318</u>
	* Source: VGC Reserve Study report for 2023 prepared by Joel Tax, Professional Reserve Analyst, Reserve Data Analyst Inc. Bellevue WA 98004.				
	** This is a tentative list; other projects may be identified later.				