

**Villages of Garrison Creek**  
**Funds Balance Sheet**  
February 28, 2026

	MPMA	VILLAGES	RESERVE	TOTAL
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1000 · Bank-Operating	102,245.07	70,351.74	0.00	172,596.81
<b>1100 · Bank-Reserve Fund</b>				
1110 · RF BBB MMK #0018	0.00	0.00	198,047.07	198,047.07
1115 · RF BBB CKG #6896	0.00	0.00	3,500.00	3,500.00
1120 · RF BNR SAV #1113	0.00	0.00	185,664.23	185,664.23
1121 · RF BNR CKG #7217	0.00	0.00	795.00	795.00
1130 · RF UMP CKG #7595	0.00	0.00	1,000.00	1,000.00
1131 · RF UMP CD #3305 13M 05-24-2024	0.00	0.00	88,641.87	88,641.87
1132 · RF UMP CD #9558 13M 05-24-2024	0.00	0.00	88,641.87	88,641.87
1133 · RF UMP CD #3684 13M 05-24-2024	0.00	0.00	86,841.33	86,841.33
<b>Total 1100 · Bank-Reserve Fund</b>	<b>0.00</b>	<b>0.00</b>	<b>653,131.37</b>	<b>653,131.37</b>
<b>Total Checking/Savings</b>	<b>102,245.07</b>	<b>70,351.74</b>	<b>653,131.37</b>	<b>825,728.18</b>
<b>Accounts Receivable</b>				
1210 · Accounts Receivable	5,697.86	0.00	0.00	5,697.86
1290 · Allow for Uncollectible Accts	-6,162.55	0.00	0.00	-6,162.55
<b>Total Accounts Receivable</b>	<b>-464.69</b>	<b>0.00</b>	<b>0.00</b>	<b>-464.69</b>
<b>Other Current Assets</b>				
1420 · Prepaid Insurance	261.11	0.00	0.00	261.11
<b>Total Current Assets</b>	<b>102,041.49</b>	<b>70,351.74</b>	<b>653,131.37</b>	<b>825,524.60</b>
<b>TOTAL ASSETS</b>	<b>102,041.49</b>	<b>70,351.74</b>	<b>653,131.37</b>	<b>825,524.60</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2000 · Accounts Payable	8,996.51	0.00	0.00	8,996.51
<b>Total Accounts Payable</b>	<b>8,996.51</b>	<b>0.00</b>	<b>0.00</b>	<b>8,996.51</b>
<b>Credit Cards</b>				
2050 · VISA Credit Card	21.26			21.26
2060 · RAMP Credit Card	433.22	0.00	0.00	433.22
<b>Total Credit Cards</b>	<b>454.48</b>	<b>0.00</b>	<b>0.00</b>	<b>454.48</b>
<b>Other Current Liabilities</b>				
2070 · Dues Paid in Advance	33,277.91	0.00	0.00	33,277.91
<b>Total Other Current Liabilities</b>	<b>33,277.91</b>	<b>0.00</b>	<b>0.00</b>	<b>33,277.91</b>
<b>Total Current Liabilities</b>	<b>33,277.91</b>	<b>0.00</b>	<b>0.00</b>	<b>33,277.91</b>
<b>Total Liabilities</b>	<b>42,728.90</b>	<b>0.00</b>	<b>0.00</b>	<b>42,728.90</b>
<b>Equity</b>				
Beginning Balance	51,997.39	60,123.14	627,596.28	739,716.81
Net Income This Year	7,315.20	10,228.60	25,535.09	43,078.89
<b>Total Equity</b>	<b>59,312.59</b>	<b>70,351.74</b>	<b>653,131.37</b>	<b>782,795.70</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>102,041.49</b>	<b>70,351.74</b>	<b>653,131.37</b>	<b>825,524.60</b>

FOR MANAGEMENT USE ONLY

**Villages of Garrison Creek  
Operating Fund - Budget vs. Actual  
January through February 2026**

Accrual Basis

	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>5100 · Operating Income-HOA</b>				
5110 · Dues-Operating Assessment	38,400.00	230,400.00	-192,000.00	16.7%
5130 · Interest Income	44.51	500.00	-455.49	8.9%
5140 · Misc Income	249.00	10,000.00	-9,751.00	2.5%
5150 · Landscaping/Yard Care	27,280.00	145,860.00	-118,580.00	18.7%
<b>Total 5100 · Operating Income-HOA</b>	<b>65,973.51</b>	<b>386,760.00</b>	<b>-320,786.49</b>	<b>17.1%</b>
<b>Total Income</b>	<b>65,973.51</b>	<b>386,760.00</b>	<b>-320,786.49</b>	<b>17.1%</b>
<b>Gross Profit</b>	<b>65,973.51</b>	<b>386,760.00</b>	<b>-320,786.49</b>	<b>17.1%</b>
<b>Expense</b>				
<b>7300 · Administrative Expenses</b>				
7310 · Accounting	2,800.00	15,000.00	-12,200.00	18.7%
7315 · Auditing	0.00	4,400.00	-4,400.00	0.0%
7320 · Bank Service Charges	15.00	150.00	-135.00	10.0%
7335 · Communications/Phone	35.43	225.00	-189.57	15.7%
7336 · Dues & Subscriptions	733.21	3,500.00	-2,766.79	20.9%
7340 · Income Tax	0.00	2,500.00	-2,500.00	0.0%
7345 · Insurance	0.00	6,750.00	-6,750.00	0.0%
7350 · Legal Fees	137.50	9,500.00	-9,362.50	1.4%
7358 · Meeting Room Expense	0.00	1,750.00	-1,750.00	0.0%
7360 · Miscellaneous Expense	60.00			
7375 · Office Supplies	574.99	4,000.00	-3,425.01	14.4%
7376 · Reserve Study	0.00	1,650.00	-1,650.00	0.0%
7380 · Social Events	0.00	1,000.00	-1,000.00	0.0%
7385 · Website	47.26	245.00	-197.74	19.3%
<b>Total 7300 · Administrative Expenses</b>	<b>4,403.39</b>	<b>50,670.00</b>	<b>-46,266.61</b>	<b>8.7%</b>
<b>7400 · Contingency</b>				
7410 · Contingency	0.00	400.00	-400.00	0.0%
<b>Total 7400 · Contingency</b>	<b>0.00</b>	<b>400.00</b>	<b>-400.00</b>	<b>0.0%</b>
<b>7500 · Irrigation System</b>				
7520 · Backflow Check	0.00	1,250.00	-1,250.00	0.0%
7535 · Startup, Inspect, Winterize	224.07	3,250.00	-3,025.93	6.9%
7540 · Repairs	26.01	7,500.00	-7,473.99	0.3%
7550 · System Startup	0.00	1,490.00	-1,490.00	0.0%
<b>Total 7500 · Irrigation System</b>	<b>250.08</b>	<b>13,490.00</b>	<b>-13,239.92</b>	<b>1.9%</b>
<b>7605 · CA Landscape Maint. (C)</b>				
7605.01 · Maint. Contract Park 1	334.00	4,288.56	-3,954.56	7.8%
7605.02 · Maint. Contract Park 2	334.00	4,288.56	-3,954.56	7.8%
7605.05 · Maint. Contract Park 5	334.00	4,288.56	-3,954.56	7.8%
7605.06 · Maint. Contract Park 6	199.82	2,565.86	-2,366.04	7.8%
7605.07 · Maint. Contract Park 7	754.15	9,683.50	-8,929.35	7.8%
7605.08 · Maint. Contract Park 8	782.81	10,051.58	-9,268.77	7.8%
7605.09 · Maint. Contract Park 9	998.78	12,823.95	-11,825.17	7.8%
7605.10 · Maint. Contract Islands10	41.34	530.72	-489.38	7.8%
7605.11 · Maint. Contract GVW Pkwy	3,845.62	49,378.36	-45,532.74	7.8%
7605.12 · Maint Contract Walk Trails	857.68	11,477.89	-10,620.21	7.5%
7605.14 · Maint. Contract General	22,129.77			
<b>Total 7605 · CA Landscape Maint. (C)</b>	<b>30,611.97</b>	<b>109,377.54</b>	<b>-78,765.57</b>	<b>28.0%</b>
<b>7610 · CA Fertilizer &amp; Sprays (C)</b>				
7610.01 · Fert/Spray Contract Park 1	0.00	552.00	-552.00	0.0%
7610.02 · Fert/Spray Contract Park 2	0.00	552.00	-552.00	0.0%
7610.05 · Fert/Spray Contract Park 5	0.00	720.00	-720.00	0.0%
7610.06 · Fert/Spray Contract Park 6	0.00	328.00	-328.00	0.0%
7610.07 · Fert/Spray Contract Park 7	0.00	1,200.00	-1,200.00	0.0%
7610.08 · Fert/Spray Contract Park 8	0.00	1,100.00	-1,100.00	0.0%
7610.09 · Fert/Spray Contract Park 9	0.00	572.00	-572.00	0.0%
7610.10 · Fert/Spray Contract Islands 10	0.00	750.00	-750.00	0.0%
7610.11 · Fert/Spray Contract GVW Pkwy	174.24	3,100.00	-2,925.76	5.6%
7610.12 · Fert/Spray Contract Walk Trails	0.00	550.00	-550.00	0.0%
7610.14 · Fert/Spray Contract General	0.00	300.00	-300.00	0.0%
7610.15 · Front Lawn Treatments	3,789.50	30,000.00	-26,210.50	12.6%
<b>Total 7610 · CA Fertilizer &amp; Sprays (C)</b>	<b>3,963.74</b>	<b>39,724.00</b>	<b>-35,760.26</b>	<b>10.0%</b>

**Villages of Garrison Creek  
Operating Fund - Budget vs. Actual  
January through February 2026**

Accrual Basis

	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
<b>7619 · Common Areas-Gen'l Landscaping</b>				
7619.12 · Gen'l Landscape Main Commons	1,308.86			
7650 · Tree & shrub pruning & removal	0.00	1,200.00	-1,200.00	0.0%
<b>Total 7619 · Common Areas-Gen'l Landscaping</b>	<b>1,308.86</b>	<b>1,200.00</b>	<b>108.86</b>	<b>109.1%</b>
<b>7670 · Common Areas-Other</b>				
7680 · Signage	0.00	500.00	-500.00	0.0%
7681 · Ponds.	196.18	450.00	-253.82	43.6%
7682 · Mailbox Maint/Repair	454.66			
7690 · Snow & Ice Removal.	0.00	5,500.00	-5,500.00	0.0%
7691 · Drainage Maintenance	0.00	1,000.00	-1,000.00	0.0%
7692 · Equipment Maintenance/Repair	346.88	700.00	-353.12	49.6%
<b>Total 7670 · Common Areas-Other</b>	<b>997.72</b>	<b>8,150.00</b>	<b>-7,152.28</b>	<b>12.2%</b>
<b>7700 · Front Yards Landscaping</b>				
7715 · Mowing	10,484.48	80,000.00	-69,515.52	13.1%
7720 · Weeding	0.00	7,500.00	-7,500.00	0.0%
7768 · Cleanup and vegetation disposal	0.00	10,000.00	-10,000.00	0.0%
7785 · Irrigation repairs	0.00	5,000.00	-5,000.00	0.0%
<b>Total 7700 · Front Yards Landscaping</b>	<b>10,484.48</b>	<b>102,500.00</b>	<b>-92,015.52</b>	<b>10.2%</b>
<b>7800 · Common Areas-South of Creek</b>				
7815 · Mowing	0.00	500.00	-500.00	0.0%
7868 · Storm Cleanup	0.00	500.00	-500.00	0.0%
7885 · Irrigation Repairs	0.00	498.04	-498.04	0.0%
<b>Total 7800 · Common Areas-South of Creek</b>	<b>0.00</b>	<b>1,498.04</b>	<b>-1,498.04</b>	<b>0.0%</b>
<b>7900 · Utilities</b>				
7910 · Electricity-Irrig & Ponds	1,214.16	10,200.00	-8,985.84	11.9%
7920 · Electricity-Street Lights	3,191.07	15,650.00	-12,458.93	20.4%
7940 · Natural Gas	42.40	180.00	-137.60	23.6%
7945 · Storm Water	17.40	150.00	-132.60	11.6%
7949 · Water Allowance	1,866.66	11,200.00	-9,333.34	16.7%
7950 · City Water	264.30	4,500.00	-4,235.70	5.9%
7951 · City Utility Tax	42.08	510.42	-468.34	8.2%
<b>Total 7900 · Utilities</b>	<b>6,638.07</b>	<b>42,390.42</b>	<b>-35,752.35</b>	<b>15.7%</b>
<b>Total Expense</b>	<b>58,658.31</b>	<b>369,400.00</b>	<b>-310,741.69</b>	<b>15.9%</b>
<b>Net Ordinary Income</b>	<b>7,315.20</b>	<b>17,360.00</b>	<b>-10,044.80</b>	<b>42.1%</b>
<b>Net Income</b>	<b>7,315.20</b>	<b>17,360.00</b>	<b>-10,044.80</b>	<b>42.1%</b>

**Villages of Garrison Creek  
YTD Operating Fund Expense Detail  
January through February 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Expense</b>					
<b>7300 · Administrative Expenses</b>					
<b>7310 · Accounting</b>					
Bill	01/31/2026	2127	Brewer Enterprises, LLC	January 2026 bookkeeping	1,400.00
Bill	02/28/2026	2138	Brewer Enterprises, LLC	February 2026 bookkeeping	1,400.00
Total 7310 · Accounting					2,800.00
<b>7320 · Bank Service Charges</b>					
Check	01/30/2026			Service Charge	15.00
Total 7320 · Bank Service Charges					15.00
<b>7335 · Communications/Phone</b>					
Credit C...	01/10/2026		MailChimp		14.17
Credit C...	02/10/2026		MailChimp		21.26
Total 7335 · Communications/Phone					35.43
<b>7350 · Legal Fees</b>					
Bill	01/02/2026	24889	Hawkins Law, PLLC		137.50
Total 7350 · Legal Fees					137.50
<b>7360 · Miscellaneous Expense</b>					
Credit C...	01/13/2026		Property Records Lookup	Property records lookup fee - administrative expense	5.00
Credit C...	01/29/2026		Property Records Lookup	Property records lookup fee - administrative expense	5.00
Credit C...	02/14/2026		Property Records Lookup		20.00
Credit C...	02/19/2026		Inland Cellular	Administrative cellular service for voice and messaging	30.00
Total 7360 · Miscellaneous Expense					60.00
<b>7375 · Office Supplies</b>					
Bill	02/17/2026	001463	Calico Copy	printing	574.99
Total 7375 · Office Supplies					574.99
<b>7385 · Website</b>					
Credit C...	01/13/2026		IONOS (1and1 Internet Inc)		30.90
Credit C...	01/27/2026		IONOS (1and1 Internet Inc)		2.73
Credit C...	02/13/2026		IONOS (1and1 Internet Inc)	Monthly web hosting and email services	10.90
Credit C...	02/27/2026		IONOS (1and1 Internet Inc)	Administrative email service fee	2.73
Total 7385 · Website					47.26
Total 7300 · Administrative Expenses					3,670.18
<b>7500 · Irrigation System</b>					
<b>7540 · Repairs</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	26.01
Total 7540 · Repairs					26.01
Total 7500 · Irrigation System					26.01

**Villages of Garrison Creek  
YTD Operating Fund Expense Detail  
January through February 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>7605 · CA Landscape Maint. (C)</b>					
<b>7605.01 · Maint. Contract Park 1</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	334.00
	Total 7605.01 · Maint. Contract Park 1				334.00
<b>7605.02 · Maint. Contract Park 2</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	334.00
	Total 7605.02 · Maint. Contract Park 2				334.00
<b>7605.05 · Maint. Contract Park 5</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	334.00
	Total 7605.05 · Maint. Contract Park 5				334.00
<b>7605.06 · Maint. Contract Park 6</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	199.82
	Total 7605.06 · Maint. Contract Park 6				199.82
<b>7605.07 · Maint. Contract Park 7</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	754.15
	Total 7605.07 · Maint. Contract Park 7				754.15
<b>7605.08 · Maint. Contract Park 8</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	782.81
	Total 7605.08 · Maint. Contract Park 8				782.81
<b>7605.09 · Maint. Contract Park 9</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	998.78
	Total 7605.09 · Maint. Contract Park 9				998.78
<b>7605.10 · Maint. Contract Islands10</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	41.34
	Total 7605.10 · Maint. Contract Islands10				41.34
<b>7605.11 · Maint. Contract GVW Pkwy</b>					
Bill	01/01/2026	3181	Tree Amigos Landscaping	MPMA Contract - Common areas	3,845.62
	Total 7605.11 · Maint. Contract GVW Pkwy				3,845.62
<b>7605.12 · Maint Contract Walk Trails</b>					
Bill	01/01/2026	3180	Tree Amigos Landscaping		857.68
	Total 7605.12 · Maint Contract Walk Trails				857.68
	Total 7605 · CA Landscape Maint. (C)				8,482.20
<b>7610 · CA Fertilizer &amp; Sprays (C)</b>					
<b>7610.11 · Fert/Spray Contract GVW Pkwy</b>					
Bill	01/27/2026	3103	Page's Landscaping Service	Jan 20. A systemic insecticide and fertilizer was injected into the root zone of backy...	174.24
	Total 7610.11 · Fert/Spray Contract GVW Pkwy				174.24
	Total 7610 · CA Fertilizer & Sprays (C)				174.24

**Villages of Garrison Creek**  
**YTD Operating Fund Expense Detail**  
**January through February 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>7619 · Common Areas-Gen'l Landscaping</b>					
<b>7619.12 · Gen'l Landscape Main Commons</b>					
Bill	02/23/2026	260459	Lawns Plus	Pre-emergent bed treatments for Villages 7 through 10	1,308.86
Total 7619.12 · Gen'l Landscape Main Commons					1,308.86
Total 7619 · Common Areas-Gen'l Landscaping					1,308.86
<b>7670 · Common Areas-Other</b>					
<b>7681 · Ponds.</b>					
Credit C...	02/11/2026		Amazon	PondClear Packets for pond maintenance M7681	196.18
Total 7681 · Ponds.					196.18
<b>7682 · Mailbox Maint/Repair</b>					
Credit C...	01/30/2026		Walla Walla Saw		454.66
Total 7682 · Mailbox Maint/Repair					454.66
<b>7692 · Equipment Maintenance/Repair</b>					
Credit C...	02/05/2026		Walla Walla Saw		346.88
Total 7692 · Equipment Maintenance/Repair					346.88
Total 7670 · Common Areas-Other					997.72
<b>7900 · Utilities</b>					
<b>7910 · Electricity-Irrig &amp; Ponds</b>					
Bill	01/14/2026	Jan 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66546714	18.09
Bill	01/30/2026	Jan 26 - 9970	Columbia Rural Electric	Acct 9970 - Meter 17103074	117.49
Bill	01/30/2026	Jan 26 - 9971	Columbia Rural Electric	Acct 9971 - Meter 17445442	68.90
Bill	01/30/2026	Jan 26 - 11751	Columbia Rural Electric	Acct 11751 - Meter 17424009	79.50
Bill	01/30/2026	Jan 26 - 11752	Columbia Rural Electric	Acct 11752 - Meter 17424571	80.52
Bill	01/30/2026	Jan 26 - 12021	Columbia Rural Electric	Acct 12021 - Meter 17446117	83.66
Bill	01/30/2026	Jan 26 - 12022	Columbia Rural Electric	Acct 12022 - Meter 17423992	79.50
Bill	01/30/2026	Jan 26 - 16683	Columbia Rural Electric	Acct 16683 - Meter 98509501	80.35
Bill	02/12/2026	Feb 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66546714	18.09
Bill	02/28/2026	Feb 26 - 9970	Columbia Rural Electric	Acct 9970 - Meter 17103074	116.15
Bill	02/28/2026	Feb 26 - 9971	Columbia Rural Electric	Acct 9971 - Meter 17445442	68.90
Bill	02/28/2026	Feb 26 - 11751	Columbia Rural Electric	Acct 11751 - Meter 17424009	79.50
Bill	02/28/2026	Feb 26 - 11752	Columbia Rural Electric	Acct 11752 - Meter 17424571	80.43
Bill	02/28/2026	Feb 26 - 12021	Columbia Rural Electric	Acct 12021 - Meter 17446117	83.32
Bill	02/28/2026	Feb 26 - 12022	Columbia Rural Electric	Acct 12022 - Meter 17423992	79.50
Bill	02/28/2026	Feb 26 - 16683	Columbia Rural Electric	Acct 16683 - Meter 98509501	80.26
Total 7910 · Electricity-Irrig & Ponds					1,214.16
<b>7920 · Electricity-Street Lights</b>					
Bill	01/14/2026	Jan 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66576526	36.58
Bill	01/14/2026	Jan 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66546664	19.25
Bill	01/14/2026	Jan 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66568587	30.22
Bill	01/30/2026	Jan 26 - 9972	Columbia Rural Electric	Acct 9972 - Street Lights	1,036.20
Bill	01/30/2026	Jan 26 - 9972	Columbia Rural Electric	GVW	477.00
Bill	02/12/2026	Feb 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66576526	29.28
Bill	02/12/2026	Feb 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66546664	18.89
Bill	02/12/2026	Feb 26 -24655280...	Pacific Power	Acct 24655280-0012 - Meter 66568587	31.14

**Villages of Garrison Creek**  
**YTD Operating Fund Expense Detail**  
**January through February 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
Bill	02/28/2026	Feb 26 - 9972	Columbia Rural Electric	Acct 9972 - Street Lights	1,035.51
Bill	02/28/2026	Feb 26 - 9972	Columbia Rural Electric	GVW	477.00
Total 7920 · Electricity-Street Lights					3,191.07
<b>7940 · Natural Gas</b>					
Bill	01/07/2026	Dec 25 - 7195910...	Cascade Natural Gas	Acct 71959100000 - Meter 472744559	21.20
Bill	02/04/2026	Jan 26 - 7195910...	Cascade Natural Gas	Acct 71959100000 - Meter 472744559	21.20
Total 7940 · Natural Gas					42.40
<b>7945 · Storm Water</b>					
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000596-10	Jan 26 - 1000040400	8.70
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000596-10	Jan 26 - 1000040400	8.70
Total 7945 · Storm Water					17.40
<b>7949 · Water Allowance</b>					
General...	01/31/2026			Water Allow	933.33
General...	02/28/2026			Water Allow	933.33
Total 7949 · Water Allowance					1,866.66
<b>7950 · City Water</b>					
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000592-00	Jan 26 - 1000040400	44.05
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000592-00	Jan 26 - 1000040400	0.00
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000596-10	Jan 26 - 1000040400	44.05
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000599-00	Jan 26 - 1000040400	44.05
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000592-00	Jan 26 - 1000040400	44.05
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000592-00	Jan 26 - 1000040400	0.00
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000596-10	Jan 26 - 1000040400	44.05
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000599-00	Jan 26 - 1000040400	44.05
Total 7950 · City Water					264.30
<b>7951 · City Utility Tax</b>					
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000592-00	Jan 26 - 1000040400	6.58
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000596-10	Jan 26 - 1000040400	7.88
Bill	01/26/2026	Jan 26 - 1000059...	City of CP 10-000599-00	Jan 26 - 1000040400	6.58
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000592-00	Jan 26 - 1000040400	6.58
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000596-10	Jan 26 - 1000040400	7.88
Bill	02/26/2026	Feb 26 - 1000059...	City of CP 10-000599-00	Jan 26 - 1000040400	6.58
Total 7951 · City Utility Tax					42.08
Total 7900 · Utilities					6,638.07
Total Expense					21,297.28
Net Ordinary Income					-21,297.28
<b>Net Income</b>					<b>-21,297.28</b>

**Villages of Garrison Creek**  
**Budget\* vs. Actual - Reserve Fund**  
**\*Budget represents Reserve Study Projections**

Accrual Basis

	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>9000 · Reserve Income</b>				
9010 · Dues-Reserve Assessment	35,040.00	210,240.00	-175,200.00	16.7%
9020 · Interest Income	61.61			
<b>Total 9000 · Reserve Income</b>	<u>35,101.61</u>	<u>210,240.00</u>	<u>-175,138.39</u>	<u>16.7%</u>
<b>Total Other Income</b>	<u>35,101.61</u>	<u>210,240.00</u>	<u>-175,138.39</u>	<u>16.7%</u>
<b>Other Expense</b>				
<b>9100 · Reserve Expenditures</b>				
1035-00 · Mailbox Structures Ph I Repl	5,422.08			
<b>Grounds</b>				
R1015 · Street Signs - Replace	206.89			
R1135 · Landscape - Refurbish Allotment	348.16			
R1157 · Backflow Preventor				
R11572 · Design & Fabrication	<u>3,589.39</u>			
<b>Total R1157 · Backflow Preventor</b>	<u>3,589.39</u>			
<b>Total Grounds</b>	<u>4,144.44</u>			
<b>Total 9100 · Reserve Expenditures</b>	<u>9,566.52</u>			
<b>Total Other Expense</b>	<u>9,566.52</u>			
<b>Net Other Income</b>	<u>25,535.09</u>	<u>210,240.00</u>	<u>-184,704.91</u>	<u>12.1%</u>
<b>Net Income</b>	<u><u>25,535.09</u></u>	<u><u>210,240.00</u></u>	<u><u>-184,704.91</u></u>	<u><u>12.1%</u></u>

**Villages of Garrison Creek  
YTD Reserve Fund Expense Detail  
January through February 2026**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>9100 · Reserve Expenditures</b>					
<b>1035-00 · Mailbox Structures Ph I Repl</b>					
Bill	02/12/2026	3149	PNW Windows and More		5,422.08
Total 1035-00 · Mailbox Structures Ph I Repl					5,422.08
<b>Grounds</b>					
<b>R1015 · Street Signs - Replace</b>					
Credit C...	01/06/2026		HOME DEPOT	Signage repair/replacement. Reserve expense	33.48
Credit C...	02/27/2026		Integrity Design	Signage to replace missing speed limit signs in village 6	173.41
Total R1015 · Street Signs - Replace					206.89
<b>R1135 · Landscape - Refurbish Allotment</b>					
Credit C...	01/13/2026		Wenzel Nursery	Plants and nursery supplies. Reserve expense	348.16
Total R1135 · Landscape - Refurbish Allotment					348.16
<b>R1157 · Backflow Preventor</b>					
<b>R11572 · Design &amp; Fabrication</b>					
Bill	01/20/2026	4323	Edwards & Mechanical & Welding LLC		3,589.39
Total R11572 · Design & Fabrication					3,589.39
Total R1157 · Backflow Preventor					3,589.39
Total Grounds					4,144.44
Total 9100 · Reserve Expenditures					9,566.52
Total Other Expense					9,566.52
Net Other Income					-9,566.52
<b>Net Income</b>					<b>-9,566.52</b>



**Villages of Garrison Creek  
Check Detail**

February 2026

Type	Num	Date	Source Name	Class	Account	Original Amount
			City of CP 10-001801-00	Villages:206V	8320 - Water Consumption	295.92
			City of CP 10-001801-00	Villages:206V	8330 - Sewer	2,084.55
			City of CP 10-001801-00	Villages:206V	8340 - Sewer Flow	237.56
			City of CP 10-001801-00	Villages:206V	8350 - City Utility Tax	698.49
			City of CP 10-001801-00	Villages:206V	8360 - Storm Water	339.30
			City of CP 10-001801-00	Villages:206V	8365 - Ambulance	274.95
			City of CP 10-001801-00	Villages:207V	8310 - Water	1,850.10
			City of CP 10-001801-00	Villages:207V	8320 - Water Consumption	318.68
			City of CP 10-001801-00	Villages:207V	8330 - Sewer	2,244.90
			City of CP 10-001801-00	Villages:207V	8340 - Sewer Flow	255.84
			City of CP 10-001801-00	Villages:207V	8350 - City Utility Tax	752.21
			City of CP 10-001801-00	Villages:207V	8360 - Storm Water	365.40
			City of CP 10-001801-00	Villages:207V	8365 - Ambulance	296.10
TOTAL						21,870.68
<b>Check</b>	<b>AW</b>	<b>02/09/2026</b>	<b>VISA-TCM Bank</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-2.73</b>
			VISA-TCM Bank		2050 - VISA Credit Card	2.73
TOTAL						2.73
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/26/2026</b>	<b>Cascade Natural Gas</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-21.20</b>
Bill	Jan 26 - 71959100000	02/04/2026	Cascade Natural Gas	200M:211 GN	7940 - Natural Gas	21.20
TOTAL						21.20
<b>Check</b>	<b>AW</b>	<b>02/15/2026</b>	<b>PayHOA</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-219.00</b>
			PayHOA	200M:211 GN	7336 - Dues & Subscriptions	219.00
TOTAL						219.00
<b>Check</b>	<b>AW</b>	<b>02/12/2026</b>	<b>Ramp</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-1,279.59</b>
			Ramp		2060 - Ramp Account	1,279.59
TOTAL						1,279.59
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-117.49</b>
Bill	Jan 26 - 9970	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 - Electricity-Irrig & Ponds	117.49
TOTAL						117.49
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-68.90</b>
Bill	Jan 26 - 9971	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 - Electricity-Irrig & Ponds	68.90
TOTAL						68.90
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-79.50</b>
Bill	Jan 26 - 11751	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 - Electricity-Irrig & Ponds	79.50
TOTAL						79.50
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 - OP BBB CKG #7010 Checking</b>	<b>-80.52</b>

**Villages of Garrison Creek  
Check Detail**

February 2026

Type	Num	Date	Source Name	Class	Account	Original Amount
Bill	Jan 26 - 11752	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 · Electricity-Irrig & Ponds	80.52
TOTAL						80.52
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-83.66</b>
Bill	Jan 26 - 12021	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 · Electricity-Irrig & Ponds	83.66
TOTAL						83.66
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-79.50</b>
Bill	Jan 26 - 12022	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 · Electricity-Irrig & Ponds	79.50
TOTAL						79.50
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-80.35</b>
Bill	Jan 26 - 16683	01/30/2026	Columbia Rural Electric	200M:211 GN	7910 · Electricity-Irrig & Ponds	80.35
TOTAL						80.35
<b>Bill Pmt -Check</b>	<b>AW</b>	<b>02/20/2026</b>	<b>Columbia Rural Electric</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-1,513.20</b>
Bill	Jan 26 - 9972	01/30/2026	Columbia Rural Electric Columbia Rural Electric	200M:211 GN 200M:211 GN:GVW	7920 · Electricity-Street Lights 7920 · Electricity-Street Lights	1,036.20 477.00
TOTAL						1,513.20
<b>Bill Pmt -Check</b>	<b>4120</b>	<b>02/03/2026</b>	<b>Page's Landscaping Service</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-174.24</b>
Bill	3103	01/27/2026	Page's Landscaping Service	200M:211 GN:GVW	7610.11 · Fert/Spray Contract GVW Pkwy	174.24
TOTAL						174.24
<b>Bill Pmt -Check</b>	<b>4121</b>	<b>02/03/2026</b>	<b>Brewer Enterprises, LLC</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-1,487.66</b>
Bill	2127	01/31/2026	Brewer Enterprises, LLC Brewer Enterprises, LLC	200M:211 GN 200M:211 GN	7310 · Accounting 7336 · Dues & Subscriptions	1,400.00 87.66
TOTAL						1,487.66
<b>Bill Pmt -Check</b>	<b>4122</b>	<b>02/09/2026</b>	<b>Tree Amigos Landscaping</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-22,129.77</b>
Bill	3182	02/03/2026	Tree Amigos Landscaping	200M:211 GN	7605.14 · Maint. Contract General	22,129.77
TOTAL						22,129.77
<b>Bill Pmt -Check</b>	<b>4123</b>	<b>02/17/2026</b>	<b>Calico Copy</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-574.99</b>
Bill	001463	02/17/2026	Calico Copy	200M:211 GN	7375 · Office Supplies	574.99
TOTAL						574.99
<b>Bill Pmt -Check</b>	<b>4124</b>	<b>02/17/2026</b>	<b>PNW Windows and More</b>		<b>1025 · OP BBB CKG #7010 Checking</b>	<b>-5,422.08</b>
Bill	3149	02/12/2026	PNW Windows and More	300Z	1035-00 · Mailbox Structures Ph I Repl	5,422.08
TOTAL						5,422.08