

2026 VGC MPMA Operating and Reserve Fund Budget				
			2026	2026
Villages of Garrison Creek MPMA 2026 Final budget			Est Budget	Mo. Dues
Mo. Rates:	MPMA Assessment		153.00	153.00
	Less Reserve Contribution		73.00	73.00
	Available for Operations		\$ 80.00	\$ 80.00
Income				
5110 · Master Association Assessment			\$ 440,640	
	Less Reserve Contribution		\$ 210,240	
	Available for Operations		\$ 230,400	
5111 · Miscellaneous Income			\$ 10,500	
	Interest/RMBC/Penalties/Judgements	\$55 per home landscaping treatments	\$ 145,860	
	Total Income		\$ 386,760	
Expense				
7300 · Administrative Expenses				
7310 · Accounting			15,000.00	
	Pay HOA		3,500.00	
7315 · Auditing			4,400.00	-
7318 · Bad debt expense	Bad debt expense		-	
7320 · Bank Service charges			150.00	
7335 · Communications			225.00	
	7340 Income tax		2,500.00	
7345 · Insurance			6,750.00	
7350 · Legal Fees			9,500.00	
7354 · Administrative Assistant			-	
7358 · Meeting Room Expense			1,750.00	-
7360 · Miscellaneous			-	-
7361 · Newsletter			-	-
7375 · Office Supplies & Printing			4,000.00	-
7376 · Reserve Study			1,650.00	-
7378 · Safety & Security			-	-
7380 · Social Events			1,000.00	-
7385 · Website			245.00	
Total 7300 · Administrative Expenses			50,670.00	
7400 · Contingency				
7410 · Contingency			400.00	
Total 7400 · Contingency			400.00	
7500 · Irrigation System				
7520 · Backflow Check			1,250.00	
7535 · Startup, Inspect, Winterize			3,250.00	
7540 · Repairs			7,500.00	
7500 Irrigation System other			1,490.00	
Total 7500 · Irrigation System			13,490.00	
7605 · Common Areas-Landscape Maintenance				
7605.01 · Maint. Contract Park 1			4,288.56	
7605.02 · Maint. Contract Park 2			4,288.56	
7605.05 · Maint. Contract Park 5			4,288.56	
7605.06 · Maint. Contract Park 6			2,565.86	
7605.07 · Maint. Contract Park 7			9,683.50	
7605.08 · Maint. Contract Park 8			10,051.58	
7605.09 · Maint. Contract Park 9			12,823.95	
7605.10 · Maint. Contract Park 10			530.72	
7605.11 · Maint. Contract GVW			49,378.36	
7605.12 · Walking trails 1/2/3			11,477.89	
	SOC irrig		398.04	
7606.07 · Maint. Non-Contract Park 7			-	
7606.11 · Maint. Non-Contract GVW			-	
7606.12 · Maint. Non-Contract Walk Trails			-	
7606.14 · Maint. Non-Contract General			-	
Total 7605 · Common Areas-Landscape Maintenance			109,775.58	
7610 · Common Areas-Fertilizers & Sprays				
7610.01 · Fertilizer/Spray Park 1			552.00	
7610.02 · Fertilizer/Spray Park 2			552.00	
7610.05 · Fertilizer/Spray Park 5			720.00	
7610.06 · Fertilizer/Spray Park 6			328.00	
7610.07 · Fertilizer/Spray Park 7			1,200.00	
7610.08 · Fertilizer/Spray Park 8			1,100.00	
7610.09 · Fertilizer/Spray Park 9			572.00	
7610.10 · Fertilizer/Spray 10-V9 Knoll			750.00	
7610.11 · Fertilizer/Spray GVW			3,100.00	
7610.12 · Fertilizer/Spray Walk Trails			550.00	
7610.14 · Fertilizer/Spray General			300.00	
7610.15- Front lawn treatments			30,000.00	
Total 7610 · Common Areas-Fertilizers & Sprays			39,724.00	

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	7619	Common area - general landscaping		
	7650	Tree and shrub pruning removal	1,200.00	
	7670	Common Areas-Other		
		7670 Group budget	-	
		7680 - Signage	500.00	
		7681 - Ponds-Algae Control	450.00	
		7682 - Mailbox Repair	-	
		7683 - Pest Spraying	-	
		7690 - Snow Removal.	5,500.00	
		7691 Drainage maintenance	1,000.00	
		7692 Equipment maintenance/repair	700.00	
		7693 Street light repair	-	
		7694 - Speed Bumps Maintenance	-	
		Total 7670 - Common Areas-Other	9,350.00	
	7700	Front Yards Landscaping		
		7715 Mowing	80,000.00	
		7720 Weeding (beds)	7,500.00	
		7768 Cleanup and vegetation disposal	10,000.00	
		7785 Irrigation repairs	5,000.00	
		Front yards landscaping total	102,500.00	
	7800	Grounds Maint-S of Creek		
		7815 - Mowing	500.00	
		7864 - Creek weed & blackberry control	-	
		7868 - Storm Cleanup	500.00	
		7884 - Rodent Control	-	
		7885 - Irrigation Repairs	100.00	
		Total 7800 - Grounds Maint-S of Creek	1,100.00	
	7900	Utilities		
		7910 - Electricity-Irrig & Ponds	10,200.00	
		7920 - Electricity-Street Lights	15,650.00	
		7940 - Natural Gas	180.00	
		7945 - Storm Water	150.00	
		7949 - Water Allowance	11,200.00	
		7950 - Water	4,500.00	
		7951 - City Utility Tax	510.42	
		Total 7900 - Utilities	42,390.42	
		Total Expense	369,400.00	
		Net Gain (Loss)	17,360.00	Contingency
NOTE 1 2026 Front yard landscaping is set at \$55 per household. Total income 240*55*12=\$158,400, This represents approximately 3386 man hours/year for front yadts or 14.1 man-hours/household/year, or 1.2 man-hours/household/month				
NOTE 2 BasicTreatments and Bookeeping expense have now been absorbed into operational budget and removed from Village budgets with master contract for all villages				
NOTE 3 Any village requiring more than a baseline 1 Aeration ,1 Beds pre-emergent and 4 Lawn treatmentswill need to fund those services from their Village budget.				
NOTE 4 Contract rates are in negotiations with landscapers to fit within operational and village budgets. TAL hourly rates have been set at nominal commercial contract rate at \$43 plus tax per hour.				
NOTE 5 Villages will not be allowed to run deficits it 2026. They must enter the year on January 1st with zero or Positive balance or expect special assessment to correct deficit				
NOTE 6 All Village accounts will be open source full transparency to avoid misunderstandings and conflicts				
NOTE 7 TAL will increase to 5 staff. This accounts for approximately 85% of the required labor for the community. The balance will be made up with other contractors.				
NOTE 8 Lawns Plus will have a single omnibus contract for all services that allowed for more leverage in negotiation and reduced the number of invoices per month from 15 to 1 reducing pressure on volunteer contribution of labor.				
NOTE 9 TAL will invoice Monthly with one invoice listing the work completed during that month. This reduces invoicing for 15-20 invoices per month to 1 reducing pressure on volunteer contribution of labor.				
NOTE 10 We recommend that villages budget for a 6% increase in College Place rates and a 5% increase in Landscaping rates from 2025 actuals. Treatments and Bookeeper go to zero in village budgets unless the village elects to require services outside of the general Scope Of Work attached.				
NOTE 11 2026 Front Yard Landscaping is set at \$55 per household per month. (Village 10 Hawkhill Association will be invoiced 990 per month for front yard services including TAL and Lawns Plus)				
NOTE 12 This budget does NOT include additional reserve funds that will be used for Repair and Replacement				
These items are clearly identified by reserve line item numbers in the reserve schedule and pre-approved by the BOD.				
Based on previous years this adds K\$80-K\$100 to suppliment operations income				
NOTE 13 This budget does NOT reflect the addition of V10 income and cost that was not added until March 2026 approved by the BOD				