

villageatelkhills.com

Village at Elk Hills HOA1
Agenda
November 1, 2023 5:30pm-6:30pm

Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?ovvd=N203NzV2TIY3aE1mQ23seloNUONQT09>

Meeting ID: 857 8170 0651 Passcode: 482769 To call in on any phone in Missoula: call (253) 2158782, enter meeting ID 85781700651# and passcode 482769#

Board attending:

Public attending:

A. Call to Order -

B. August 2023 Budget review - Questions:

Motion to accept: Second:

C. September 2023 Budget review –

Motion to accept: Second:

D. September 2023 Minutes review - Questions:

Motion to accept: Second:

E. September 2023 Special Minutes review - Questions:

Motion to accept: Second:

F. President's Report:.

1. Signage for the mail kiosk will be discussed. A mock-up of a sign is attached. The plan is to have something that can be posted permanently in the mail kiosk rather than a free-standing permanent fixture.
2. A redesign for the "No' Outlet" sign will be presented.
3. Both designs for signage will be discussed with HOA2 with a request for shared funding.
4. An emergency Board meeting was held on Oct. 20, 2023, to approve an estimate from Able Tree Service in the amount of \$4601.00 to remove five aspen trees behind 5108 and treat seven remaining trees with systemic insecticide in the spring. The meeting with B. Baker, T. Goldich, and J. Gandenberger was convened at 6:05pm and adjourned at 6:10pm with a unanimous vote to approve. Two shrubs at the entrance will be trimmed. Able Tree added this note: "Due to the aggressive nature of tree removal, items under the canopy could be damaged. Please clear under the canopy to avoid damage (may not be applicable in all cases). If you have questions, please call us at 549-9310."

Able Tree will also be asked to trim a shrub on the east end of the garage by 5108 to provide more light to the photoeyes that operate the streetlights at that end of the property, and trim a tree that overhangs the balcony at 5110 #8 at the west end of the building.

G. Landscape Committee Report:

1. Gatewest has provided a draft document to codify guidelines for landscaping on our property. A discussion will complete the draft document which will be shared with HOA2.

H. Public Forum

I. Adjournment



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Village at Elk Hill HOA1 Minutes

September 6, 2023, 5:30pm – 6:30pm

Board Attending: K. Cook, J. Gandenberger, T. Goldich

Board member not attending: B. Baker

Public Attending: B. Benninghoff, D. Booze, K. Fizzell, M. Gall, D. Gandenbertger, L. Greiner, E. McGlinchey, R. Olsen, J. Pastrone

A. Call to Order – 5:37pm

B. June 2023 Budget review – Questions: None

Motion to accept: JG Second: KC

C. July 2023 Budget review – Questions: None

Motion to accept: JG Second: KC

D. July 2023 Minutes review – Questions: None

Motion to accept: JG Second: KC

E. President's Report:

1. Resolution concerning the use and storage of grills, hibachis, firepits, and other cooking and heating devices will be discussed.

Questions answered regarding 10 foot space between building and all types of grills and heating devices including clarification of being able to grill in front of gated areas on decks as long as maintaining the 10 foot space between buildings and types of grills and heating devices. Insurance rates have increased 21 percent. Hopefully, this resolution will allow for a decrease in future insurance rates. Draft text is:

August 29, 2023

Resolution:

The Board of the Village of Elk Hills is resolved to adopt reasonable rules governing the use and storage of outdoor grills, hibachis, firepits, and any other cooking or heating device or equipment. All such cooking or heating devices or equipment may be used only when ten feet (10 ft.) or more from any building or structure



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on the VEH property. They may not be used near overhanging branches, trees, or anything that overhangs the equipment. These devices or equipment may only be stored closer to any building or structure when cool to the touch.

Resolution continued:

Motion to accept: JG Second: KC

F. Landscape Committee Report:

Treemasters could not provide all of the documentation required in order to cut down trees as well as treat identified trees.

JG states the landscape committee is holding off completing the kiosk area until the weather becomes cooler and there is no rain.

G. Public Forum

Julie Pastrone provided information about a company that is called Junk Hunks. They will clean up inside and items outside of a home. For example, if you have family members who are hoarders, they will clean everything up and haul it away. She states the company is licensed and insured.

H. Adjournment

5:45pm



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**Village at Elk Hills HOA1
Special Meeting Sept. 12, 2023**

Agenda

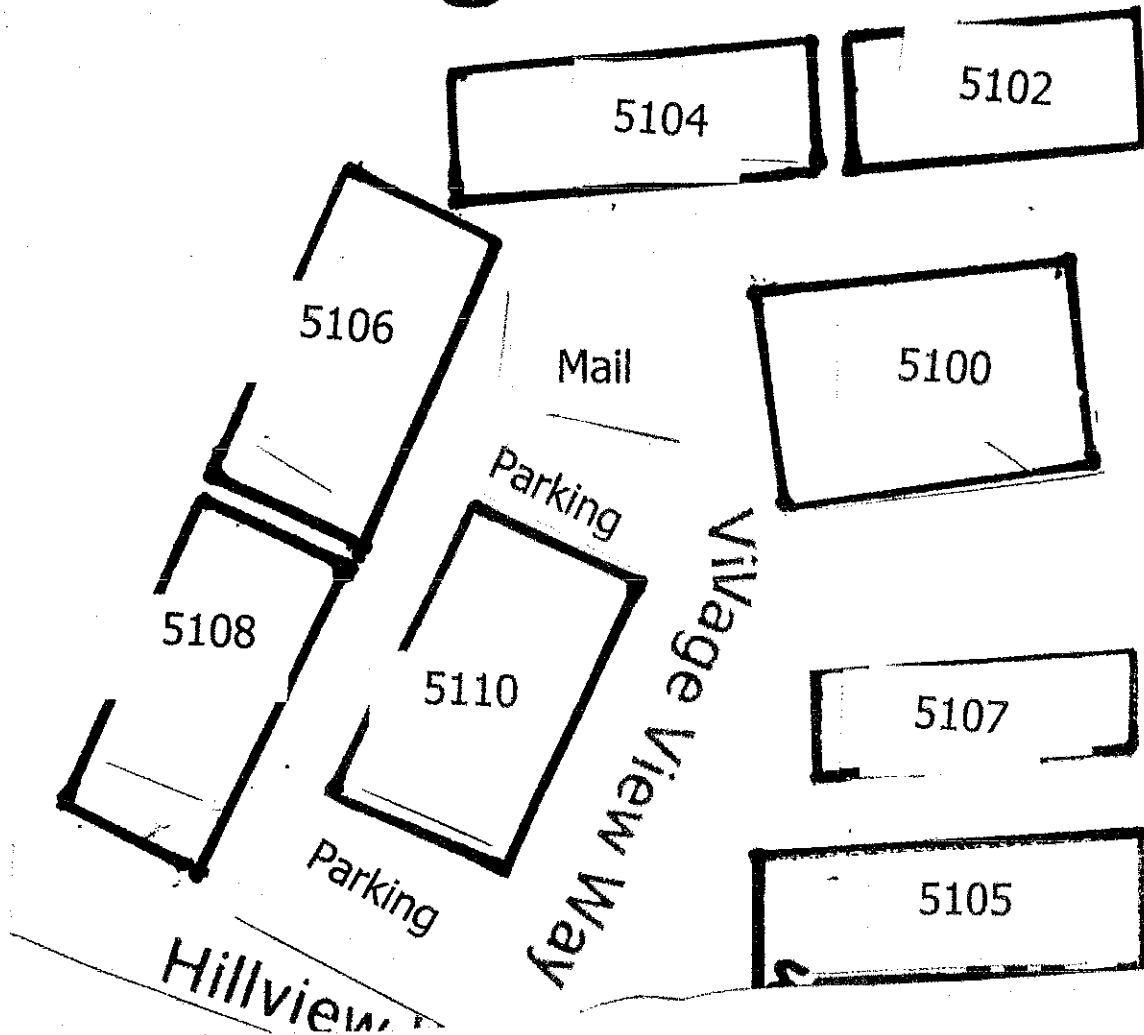
To complete votes for motions made at Sept. 6, 2023 Board meeting to approve June and July Budget reviews, July minutes review, and Approval of resolution concerning use and storage of cooking and/or heating devices. Meeting via telephone.

Board Attending: J. Gandenberger, K. Cook, T. Goldich

Board Not Attending: B. Baker

1. June 2023 Budget Review:
Motion to accept: JG Second: KC
Vote to approve: 3 yes 0 no 0 abstain
2. July 2023 Budget Review:
Motion to accept: JG Second: KC
Vote to approve: 3 yes 0 no 0 abstain
3. July 2023 Minutes Review:
Motion to accept: JG Second: KC
Vote to approve: 3 yes 0 no 0 abstain
4. Resolution regarding use and storage of cooking and/or heating devices:
Motion to accept: TG Second: KC
Vote to approve: 3 yes 0 no 0 abstain

Village At Elk Hills



Private Property

No Parking in Roadways per Fire

Department

10 MPH Speed Limit

All Dogs on Leashes

No Soliciting



Gatewest

Property Management

PO Box 8599 • Missoula, MT 59807 • www.gatewestrentals.com
Office (406) 728-7333 • Fax (406) 728-0375

Memorandum

To: Village at Elk Hills Condominium Owners
From: VEH Board of Directors and Gatewest Management
Date: October 6, 2023
Re: Landscaping

Hello,

Since the Village at Elk Hills has created a “landscape committee” to help maintain the property we wanted to communicate some guidelines for the maintenance of the landscape. It is important to understand why landscaping guidelines exist in the first place. These types of rules may seem arbitrary, but the intention is to preserve property values by ensuring a neat, uniform appearance throughout the property. Everyone’s property value rises when it all looks similarly well-maintained and properly cared for. These guidelines are to help maintain the consistency of the landscaping within the association and prevent any drastic changes.

This is also important since the bylaws indicate in section 6.4.3, “All common landscaping, both “soft-scape” and “hard-scape”, including trees, shrubs, lawns, drainage facilities, brow ditches and other items, if any” are governed and maintained by the Association. The “common area” refers to the areas which are for the use and benefit of all the Units and of all residents and guests or residents of the grounds under and surrounding the buildings. These guidelines will be in effect as of ratification by the Board at the meeting that will be held November 1st, 2023.

Most HOA communities will provide a list of approved plant types; residents are not allowed to plant anything that’s not on this list. This is true whether you’re doing the planting yourself or working with a landscaping contractor. The goal is that property looks consistent, or at the very least that the types of trees, plants, and leaves you see all complement one another. Additionally, these policies help ensure that the neighborhood is not taken over by invasive species (plants that can quickly spread through the neighborhood and crowd out other species). A required “plant palette” will also help keep the potential weed problem under control. Some of the requirements for a plant to be approved are that they are perennials, they are “drought resistant” or help conserve water and are deer/disease tolerant or resistant.

Below is the list of approved plant types as recommended by the Marler Report:

Trees: Junipers, Holly, Currant, Aspens

Shrubs: Chokecherry, Shrubby Cinquefoil (in wetter areas) and Woods Rose.

Grasses: Fescue Bunchgrass, Intermediate Wheatgrass, Idaho Fescue, Kentucky Bluegrass, Quackgrass, Orchard Grass, Crested Wheatgrass, Smooth Brome.

Additional Forbs: Blanketflower, Goldenrod, Showy Fleabane, Three Veined Fleabane, Wilcox's Penstemon, Wild Bergamot and Rocky Mountain Beeweed.

Requires Board Approval:

Permanent Fixtures (furniture, sculpture, ornaments, fencing)

Tree removal/addition

Requires Landscape Approval:

Pruning/trimming (max. of 3 inches or as advised by the landscape contractor)

Personal Gardens

Plant removal/addition

Shrub removal/addition

Not Allowed:

Products containing Glyphosates

Alteration of irrigation system equipment and/or timing

The Board would appreciate all residents' cooperation regarding the landscaping needs. These requirements and suggestions are to help enhance and ensure that the property looks uniform and help maintain consistency throughout the property. If you have any questions or further suggestions, please feel free to reach out to the landscape committee.

Thank you!

Village at Elk Hills Association
Income & Expense Statement
For the Eight Months Ending August 31, 2023

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	12,920.00	11,250.00	105,610.00	90,000.00
LATE FEES	(10.00)	0.00	110.00	0.00
Total Revenues	12,910.00	11,250.00	105,720.00	90,000.00
Expenses				
Meeting Expense	16.59	12.96	129.60	103.68
Management Fee	900.00	900.00	7,200.00	7,200.00
Accounting	0.00	0.00	130.00	150.00
Legal Fees	0.00	208.33	2,381.50	1,666.64
Office / Postage	0.00	41.67	235.40	333.36
Membership/Subscription	0.00	16.67	108.28	133.36
Insurance	2,025.00	1,750.00	16,254.00	14,000.00
Power	153.49	166.67	1,550.23	1,333.36
Professional Fee	0.00	0.00	429.17	0.00
Water-Domestic	904.98	833.33	6,928.08	6,666.64
Water-Irrigation	1,001.70	1,000.00	1,851.56	3,500.00
Sewer	655.22	625.00	5,208.73	5,000.00
Plumbing Repair	0.00	83.33	0.00	666.64
Electrical Repair	0.00	83.33	2,141.22	666.64
Maintenance	248.00	500.00	3,986.70	4,000.00
Roof Repair	0.00	5,000.00	39,836.08	40,000.00
Building Repair	0.00	166.67	(192.40)	1,333.36
Deck Repair 5100	0.00	0.00	13,117.84	0.00
Painting	0.00	41.67	0.00	333.36
Snow Removal	0.00	0.00	11,738.80	4,500.00
General	83.28	0.00	83.28	0.00
Supplies-Maintenance	0.00	70.83	270.27	566.64
Yard Care/Improvement	1,742.00	1,666.67	10,286.04	13,333.36
Total Expenses	7,730.26	13,167.13	123,674.38	105,487.04
Net Income	\$ 5,179.74	\$ (1,917.13)	\$ (17,954.38)	\$ (15,487.04)

**Village at Elk Hills Association
General Journal**

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
8/1/23	1120	Transfers	Checking transfer to reserv		1,462.50	
	1122		checking transfer to Cash i	1,125.00		
	1123		checking transfer to Roof F	337.50		
		Total		<u>1,462.50</u>	<u>1,462.50</u>	

Village at Elk Hills Association
General Ledger Expenses
For the Period From Aug 1, 2023 to Aug 31, 2023

Filter Criteria includes: 1) IDs from 5000 to 5830. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5000 Meeting Expense	8/1/23			Beginning Balance			113.01
	8/17/23	003462	CDJ	Terri Goldich - Invoice: ZOOM I	16.59		
	8/31/23			Current Period Change	16.59		16.59
				Ending Balance			129.60
5010 Management Fee	8/1/23			Beginning Balance			6,300.00
	8/17/23	003461	CDJ	Gatewest - Invoice: VEH 8/2023	900.00		
	8/31/23			Current Period Change	900.00		900.00
				Ending Balance			7,200.00
5050 Accounting	8/1/23			Beginning Balance			130.00
	8/31/23			Ending Balance			130.00
5150 Legal Fees	8/1/23			Beginning Balance			2,381.50
	8/31/23			Ending Balance			2,381.50
5160 Office / Postage	8/1/23			Beginning Balance			235.40
	8/31/23			Ending Balance			235.40
5275 Membership/Subscription	8/1/23			Beginning Balance			108.28
	8/31/23			Ending Balance			108.28
5450 Insurance	8/1/23			Beginning Balance			14,229.00
	8/25/23	003463	CDJ	Berkley North Pacific - Invoice: 2	2,025.00		
	8/31/23			Current Period Change	2,025.00		2,025.00
				Ending Balance			16,254.00
5500 Power	8/1/23			Beginning Balance			1,396.74
	8/10/23	003459	CDJ	North Western Energy - Invoice:	67.21		
	8/10/23	003459	CDJ	North Western Energy - Invoice:	18.70		
	8/10/23	003459	CDJ	North Western Energy - Invoice:	17.16		
	8/10/23	003459	CDJ	North Western Energy - Invoice:	9.53		
	8/10/23	003459	CDJ	North Western Energy - Invoice:	40.89		
	8/31/23			Current Period Change	153.49		153.49
				Ending Balance			1,550.23
5525 Professional Fee	8/1/23			Beginning Balance			429.17
	8/31/23			Ending Balance			429.17
5550 Water-Domestic	8/1/23			Beginning Balance			6,023.10
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07020	161.49		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 11379	109.49		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07042	126.13		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07042	138.61		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07041	187.75		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07042	181.51		
	8/31/23			Current Period Change	904.98		904.98
				Ending Balance			6,928.08
5551 Water-Irrigation	8/1/23			Beginning Balance			849.86
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07020	1,001.70		
	8/31/23			Current Period Change	1,001.70		1,001.70
				Ending Balance			1,851.56

Village at Elk Hills Association
General Ledger Expenses

For the Period From Aug 1, 2023 to Aug 31, 2023

Filter Criteria includes: 1) IDs from 5000 to 5830. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5600 Sewer	8/1/23			Beginning Balance			4,553.51
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07042	115.61		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07020	116.02		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07041	117.13		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07042	102.78		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 11379	87.95		
	8/25/23	003464	CDJ	City of Missoula - Invoice: 07042	115.73		
				Current Period Change	655.22		655.22
	8/31/23			Ending Balance			5,208.73
5720 Electrical Repair	8/1/23			Beginning Balance			2,141.22
	8/31/23			Ending Balance			2,141.22
5725 Maintenance	8/1/23			Beginning Balance			3,738.70
	8/15/23		GENJ	5106 5 Greiner		28.00	
	8/17/23	003461	CDJ	Gatewest - Invoice: 7/15/23 mai	210.00		
	8/17/23	003461	CDJ	Gatewest - Invoice: 7/31/23 mai	66.00		
				Current Period Change	276.00	28.00	248.00
	8/31/23			Ending Balance			3,986.70
5755 Roof Repair	8/1/23			Beginning Balance			39,836.08
	8/31/23			Ending Balance			39,836.08
5760 Building Repair	8/1/23			Beginning Balance			-192.40
	8/31/23			Ending Balance			-192.40
5763 Deck Repair 5100	8/1/23			Beginning Balance			13,117.84
	8/31/23			Ending Balance			13,117.84
5795 Snow Removal	8/1/23			Beginning Balance			11,738.80
	8/31/23			Ending Balance			11,738.80
5800 General	8/1/23			Beginning Balance			
	8/25/23	003465	CDJ	Karen Frizzell - mulch 24@3.47	83.28		
				Current Period Change	83.28		83.28
	8/31/23			Ending Balance			83.28
5810 Supplies-Maintenance	8/1/23			Beginning Balance			270.27
	8/31/23			Ending Balance			270.27
5830 Yard Care/Improvement	8/1/23			Beginning Balance			8,544.04
	8/10/23	003460	CDJ	Nature's Best, Inc. - Invoice: 923	1,742.00		
				Current Period Change	1,742.00		1,742.00
	8/31/23			Ending Balance			10,286.04

Village at Elk Hills Association
Balance Sheet
August 31, 2023

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ASSETS

Current Assets		
Cash in Checking	\$	75,586.75
Cash in Reserve		32,381.77
Roof Fund		4,387.50
		<hr/>
Total Current Assets		112,356.02
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>112,356.02</u></u>



1175 Clark Fork Drive
Missoula, MT 59808

VEK
Invoice 9231

Date	PO#
07/31/23	
Sales Rep	Terms
Craig Best	Net 15

Bill To
Dave Miewald Gatewest Property Mgmt 2100 Stephens Ave #110 Missoula, MT 59801

Property Address
Gatewest - Village at Elk Hills HOA 1 5100 Village Way Missoula, MT 59803

Item	Qty / UOM	Rate	Ext. Price	Amount
#5220 - Maintenance Contract 2023 (Per Service) RENEWAL				
Turf Maintenance, Weekly - 07/04/2023				\$335.00
Turf Maintenance, Weekly - 07/10/2023				\$335.00
Turf Maintenance, Weekly - 07/17/2023				\$335.00
Turf Maintenance, Weekly - 07/24/2023				\$335.00
Turf Maintenance, Weekly - 07/31/2023				\$335.00
Fuel Surcharge				\$67.00

Subtotal	\$1,742.00
Sales Tax	\$0.00
Total	\$1,742.00
Credits/Payments	(\$0.00)
Balance Due	\$1,742.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,742.00	\$0.00	\$0.00	\$0.00	\$0.00

p 406-544-4754 | f
www.naturesbestinc.com

PAID
3460 8-10-23

Village at Elk Hills Association
Income & Expense Statement
For the Nine Months Ending September 30, 2023

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	14,380.00	11,250.00	119,990.00	101,250.00
LATE FEES	20.00	0.00	130.00	0.00
Total Revenues	14,400.00	11,250.00	120,120.00	101,250.00
Expenses				
Meeting Expense	16.59	12.96	146.19	116.64
Management Fee	900.00	900.00	8,100.00	8,100.00
Accounting	0.00	0.00	130.00	150.00
Legal Fees	0.00	208.33	2,381.50	1,874.97
Office / Postage	0.00	41.67	235.40	375.03
Membership/Subscription	0.00	16.67	108.28	150.03
Insurance	2,025.00	1,750.00	18,279.00	15,750.00
Power	175.82	166.67	1,726.05	1,500.03
Professional Fee	0.00	0.00	429.17	0.00
Water-Domestic	869.62	833.33	7,797.70	7,499.97
Water-Irrigation	955.94	1,000.00	2,807.50	4,500.00
Sewer	655.22	625.00	5,863.95	5,625.00
Plumbing Repair	0.00	83.33	0.00	749.97
Electrical Repair	0.00	83.33	2,141.22	749.97
Maintenance	216.00	500.00	4,202.70	4,500.00
Roof Repair	0.00	5,000.00	39,836.08	45,000.00
Building Repair	0.00	166.67	(192.40)	1,500.03
Deck Repair 5100	0.00	0.00	13,117.84	0.00
Painting	0.00	41.67	0.00	375.03
Snow Removal	0.00	0.00	11,738.80	4,500.00
General	0.00	0.00	83.28	0.00
Supplies-Maintenance	14.99	70.83	285.26	637.47
Yard Care/Improvement	1,665.04	1,666.67	11,951.08	15,000.03
Total Expenses	7,494.22	13,167.13	131,168.60	118,654.17
Net Income	\$ 6,905.78	\$ (1,917.13)	\$ (11,048.60)	\$ (17,404.17)

Village at Elk Hills Association
Balance Sheet
September 30, 2023

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ASSETS

Current Assets		
Cash in Checking	\$	81,030.03
Cash in Reserve		33,506.77
Roof Fund		4,725.00
		<hr/>
Total Current Assets		119,261.80
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>119,261.80</u>

**Village at Elk Hills Association
General Journal**

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/1/23	1120	Reserves tran	Checking transfer to reserv		1,462.50	
	1122		checking transfer to Cash i	1,125.00		
	1123		checking transfer to Roof F	337.50		
		Total		<u>1,462.50</u>	<u>1,462.50</u>	

Village at Elk Hills Association
General Ledger Expenses

For the Period From Sep 1, 2023 to Sep 30, 2023

Filter Criteria includes: 1) IDs from 5000 to 5830. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5000 Meeting Expense	9/1/23			Beginning Balance			129.60
	9/11/23	003468	CDJ	Terrl Goldich - Invoice: ZOOM I	16.59		
	9/30/23			Current Period Change	16.59		16.59
				Ending Balance			146.19
5010 Management Fee	9/1/23			Beginning Balance			7,200.00
	9/20/23	003471	CDJ	Gatewest - Invoice: VEH 9/2023	900.00		
	9/30/23			Current Period Change	900.00		900.00
				Ending Balance			8,100.00
5050 Accounting	9/1/23			Beginning Balance			130.00
	9/30/23			Ending Balance			130.00
5150 Legal Fees	9/1/23			Beginning Balance			2,381.50
	9/30/23			Ending Balance			2,381.50
5160 Office / Postage	9/1/23			Beginning Balance			235.40
	9/30/23			Ending Balance			235.40
5275 Membership/Subscription	9/1/23			Beginning Balance			108.28
	9/30/23			Ending Balance			108.28
5450 Insurance	9/1/23			Beginning Balance			16,254.00
	9/25/23	003474	CDJ	Berkley North Pacific - Invoice: 2	2,025.00		
	9/30/23			Current Period Change	2,025.00		2,025.00
				Ending Balance			18,279.00
5500 Power	9/1/23			Beginning Balance			1,550.23
	9/11/23	003466	CDJ	North Western Energy - Invoice:	20.09		
	9/11/23	003466	CDJ	North Western Energy - Invoice:	9.68		
	9/11/23	003466	CDJ	North Western Energy - Invoice:	82.21		
	9/11/23	003466	CDJ	North Western Energy - Invoice:	45.46		
	9/11/23	003466	CDJ	North Western Energy - Invoice:	18.38		
	9/30/23			Current Period Change	175.82		175.82
				Ending Balance			1,726.05
5525 Professional Fee	9/1/23			Beginning Balance			429.17
	9/30/23			Ending Balance			429.17
5550 Water-Domestic	9/1/23			Beginning Balance			6,928.08
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07042	173.19		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07042	124.05		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07020	155.25		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 11379	101.17		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07041	173.19		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07042	142.77		
	9/30/23			Current Period Change	869.62		869.62
				Ending Balance			7,797.70
5551 Water-Irrigation	9/1/23			Beginning Balance			1,851.56
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07020	955.94		
	9/30/23			Current Period Change	955.94		955.94
				Ending Balance			2,807.50

Village at Elk Hills Association
General Ledger Expenses

For the Period From Sep 1, 2023 to Sep 30, 2023

Filter Criteria Includes: 1) IDs from 5000 to 5830. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5600 Sewer	9/1/23			Beginning Balance			5,208.73
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07020	116.02		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 11379	87.95		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07042	102.78		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07042	115.61		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07042	115.73		
	9/20/23	003470	CDJ	City of Missoula - Invoice: 07041	117.13		
	9/30/23			Current Period Change	655.22		655.22
				Ending Balance			5,863.95
5720 Electrical Repair	9/1/23			Beginning Balance			2,141.22
	9/30/23			Ending Balance			2,141.22
5725 Maintenance	9/1/23			Beginning Balance			3,986.70
	9/20/23	003471	CDJ	Gatewest - Invoice: 8/15/23 mai	42.00		
	9/20/23	003471	CDJ	Gatewest - Invoice: 8/31/23 mai	174.00		
	9/30/23			Current Period Change	216.00		216.00
				Ending Balance			4,202.70
5755 Roof Repair	9/1/23			Beginning Balance			39,836.08
	9/30/23			Ending Balance			39,836.08
5760 Building Repair	9/1/23			Beginning Balance			-192.40
	9/30/23			Ending Balance			-192.40
5763 Deck Repair 5100	9/1/23			Beginning Balance			13,117.84
	9/30/23			Ending Balance			13,117.84
5795 Snow Removal	9/1/23			Beginning Balance			11,738.80
	9/30/23			Ending Balance			11,738.80
5800 General	9/1/23			Beginning Balance			83.28
	9/30/23			Ending Balance			83.28
5810 Supplies-Maintenance	9/1/23			Beginning Balance			270.27
	9/20/23	003472	CDJ	Ace Hardware - Invoice: 237587	14.99		
	9/30/23			Current Period Change	14.99		14.99
				Ending Balance			285.26
5830 Yard Care/Improvement	9/1/23			Beginning Balance			10,286.04
	9/11/23	003467	CDJ	Brenda Binney - Invoice: Ace 23	50.49		
	9/11/23	003469	CDJ	Nature's Best, Inc. - Invoice: 957	1,393.60		
	9/20/23	003473	CDJ	Jeanne Ganderberger - Invoice:	220.95		
	9/30/23			Current Period Change	1,665.04		1,665.04
				Ending Balance			11,951.08



1175 Clark Fork Drive
Missoula, MT 59808

VEH

Invoice 9577

Date	PO#
08/31/23	
Sales Rep	Terms
Craig Best	Net 15

Bill To
Dave Miewald Gatewest Property Mgmt 2100 Stephens Ave #110 Missoula, MT 59801

Property Address
Gatewest - Village at Elk Hills HOA 1 5100 Village Way Missoula, MT 59803

Item	Qty / UOM	Rate	Ext. Price	Amount
#5220 - Maintenance Contract 2023 (Per Service) RENEWAL				
Turf Maintenance, Weekly - 08/28/2023				\$335.00
Turf Maintenance, Weekly - 08/22/2023				\$335.00
Turf Maintenance, Weekly - 08/14/2023				\$335.00
Turf Maintenance, Weekly - 08/07/2023				\$335.00
Fuel Surcharge				\$53.60

Subtotal	\$1,393.60
Sales Tax	\$0.00
Total	\$1,393.60
Credits/Payments	(\$0.00)
Balance Due	\$1,393.60

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,393.60	\$0.00	\$0.00	\$0.00	\$0.00

p 406-544-4754 | f
www.naturesbestinc.com

PAID
3469 9/1/23