



BEAUTIFICATION COMMISSION AGENDA

CITY OF NOVI

February 21, 2024 | 6:00 PM

Mayor's Conference Room

Novi Civic Center | 45175 Ten Mile Road

(248) 347-0460

CALL TO ORDER

ROLL CALL - Jan Lach, Cindy Lang, Christen Pietraz, Laura Williams, Torry Yu

APPROVAL OF AGENDA

[February](#) 21, 2024 Agenda

MINUTES

[January](#) 10, 2024 Minutes

NEW BUSINESS

[2024](#) Neighborhood Entryway Enhancement Matching Grant Program

OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



CITY OF NOVI
Beautification Commission
Wednesday, February 21, 2024 6:00 pm
Mayor's Conference Room
Novi Civic Center | 45175 Ten Mile Road

Roll Call – Jan Lach, Cindy Lang, Christen Pietraz, Laura Williams, Torry Yu

Approval of Agenda

Approval of Minutes – January 10, 2024

Chair – Cindy Lang

Secretary – Jan Lach

City Liaison – Kate Oppermann

New Business

- 2024 Neighborhood Entryway Enhancement Matching Grant Program

Old Business

Public Comment

Adjournment

Upcoming Meetings – 3/13, 4/10, 5/8, 6/12, 7/10, 8/14, 9/11, 10/9, 11/13, 12/11

Beautification Commission Minutes
Wednesday, January 10, 2024
6:00 pm
Novi Civic Center
45175 10 Mile Rd.
Mayor's Conference Room

Call to Order: 6:06 pm

Roll Call: Jan Lach, Cindy Lang, Christen Pietraz, Laura Williams, Torry Yu

Present: Jan Lach, Cindy Lang, Laura Williams, Torry Yu

Absent Excused: Christen Pietraz

Approval of Minutes – November 8, 2023: Moved: Williams, Seconded: Lach, Approved 4:0

Approval of Agenda: Moved: Williams, Seconded: Lach, Approved 4:0

New Business:

Chairperson Lang inquired on the status of new commissioners, Staff Liaison Oppermann relayed that the City Clerk had not received any applicants for January but that the openings would be readvertised, and interviews held once more in February.

Old Business

2024 Programs/Projects

- **Bee City USA**

The Commissioners approved the draft resolution and requested it be submitted to Bee City USA by the end of the week (1/12), once approved the Commission plans to then send the resolution for consideration by City Council.

The Commission also discussed providing information on the City of Novi webpage on "Pollinator-Aware Yard Care", they were impressed by similar information provided by Ann Arbor to their residents. They would also like to create some "bite-size" versions of that information that could be provided as social media posts.

Chairperson Lang noted her concern about the number of Bradford Pear trees (also known as Callery pears) present on City Properties and inquired if an official count could be performed and considered for removal/replacement. While once popular as a landscape tree for its attractive white spring blossoms the Bradford Pear is now recognized as an invasive species. She also recommended that the Beautification make an advisory against using Bradford Pears in landscaping to residents as it is still often found at garden centers.

Other ideas were to work with the Novi Public Library on a Native Plants display and having a spring social media post promoting the planting of native plants and where to purchase them.

- **City of Novi Beautification Awards**
The Commission determined it was not interested in pursuing putting on a “City of Novi Beautification Awards” event and requested that the matter be removed from any future agendas.
- **Seasonal Social Media Beautification Events**
The Commission would like to continue to promote general awareness regarding pollinators, native plants, etc. as well as programs that relate to such interests. To this end, they have expressed interest in having a Beautification Commission webpage or social media page (such as Instagram). They would be interested in having a member of the Community Relations team attend a future meeting to discuss strategies for social media presence. They hope such a webpage would help promote interest in the Beautification Commission, leave a positive impression of the City of Novi, and also encourage residents and local businesses to share their own efforts in their yards/property in beautification, landscaping, support of pollinators, etc.

Public Comment: none

Adjournment: 7:10 pm

Upcoming Meetings: 2/21, 3/13, 4/10, 5/8, 6/12, 7/10, 8/14, 9/11, 10/9, 11/13, 12/11

Neighborhood Entryway Enhancement Matching Grant Program - 2023

0 = project does not meet this criterion

1 = project partially meets the criterion

2 = project fully meets the criterion

Criteria	Subdivision			
	Camden Court	Knightsbridge Gate	Oberlin	Ashbury Park
1. Subdivision is more than 10 years old				
2. Improves safety				
3. Reduces environmental impact				
4. Improvement from the existing conditions				
5. Positive impact along visible areas of the city				
6. Permanent physical improvement and is not on-going or routine maintenance				
7. Proposed costs appear reasonable				
8. Use of sustainable materials				
Total Points				

2024 Entryway Grant Program Applicants

Subdivision	Contact	Contact Phone	Contact Email	Proposal	Total Project Cost	Requested Grant Contribution	Previously Awarded Grant?	Engineering Permit Needed?	Sign Permit Needed?	Staff Recommendation	Beautification Commission Recommendation	City Council Approval
Village Oaks	Holger Lettmann, Board Member of VOCAA	248-790-9034 (Cell)	hmllettmann@gmail.com	New Subdivision Signs (3 replacement, 1 new) No landscaping proposed Signs at: Village Lake Rd/Meadowbrook, Cranbrook Drive/Ten Mile Rd, Brookforest/9 Mile Rd, Cranbrook Dr/Village Wood Rd	Est. \$35,013.92** **staff figure, application presented inconsistent accounting	\$5,000.00	No, 1st time applicant	Yes, ROW permit	Yes - both sign and sign foundation permits	Tentative, provided further clarification is provided through the permitting process		
Walden Woods	Tami Bethune WWCCC Committee Member	248-345-2054	tbethune08@att.net	Refreshing of plantings and landscape elements at entryway (Arcadia Dr/11 Mile Rd) Includes: Hydrangea, Weigela, ledge rocks, paint, etc.	Est. 5,053.00	\$2,526.50	No, 1st time applicant	No	No	Yes		

Total Requested:	\$7,526.50
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Comments from Engineering:

Village Oaks

- Just a general comment that all the dimensions on the right-of-way maps in the application are in inches when I'm assuming some should be feet.
- For the sign proposed at 9 Mile/Brookforest, it looks like it would be over a sanitary sewer. The current sign configuration is parallel with the sanitary sewer, but the proposed sign configuration is perpendicular, which looks like it would be on top of the sewer. While not ideal, we could accept it if the HOA signs a license agreement with the City.
- For the sign proposed at Meadowbrook/Village Lake Rd, the dimensions shown (which I'm assuming should be feet not inches) would put the sign in the roadway, so that needs to be clarified.

Walden Woods

- No issues with proposed plan. A right-of-way permit would not be required.

Comments from Landscape Architect/Community Development:

Village Oaks

- Just proposing four signs. They'll probably put annuals or something like that in the little planting area in front of each one, which is fine.
- The accounting is a little confusing/inconsistent in presentation

Walden Woods

- The current plan does not use any native plants. While none of the plants they're proposing are invasive, it would be preferable to use at least one native species in place of the others they've used.
- The mulch they're using is pretty darn expensive
- They can afford to get the project done before they get reimbursed.

Comments from Code Compliance/Community Development:

Village Oaks

- Concerned on two points from the application:
 - a. "Signs are crashworthy, the sign above ground is **not connected to the foundation?** It will tip over in case of a vehicle crash"

Per the City of Novi Sign Code definitions, a "Ground sign means a sign, not attached to any building, supported by a monument placed in the ground surface such that the entire bottom of the sign is affixed to the ground and is not supported by poles, columns, or uprights." - Nothing in Mr. Lettmann's submittal provides information to meet this requirement.

- b. "Signs are ~9' wide and ~4' high"

These ground signs exceed the allowable maximum area for a residential entryway ground sign per Sign Code Sec 28-5 chart, row 1 for Residential zoning district, footnote (3): Neighborhood/business park entranceway signs are allowed up to twenty-four (24) square feet, maximum five (5) feet in height limited to one (1) per neighborhood vehicular entrance (two (2) signs at boulevard entrance).

- c. Code Compliance Officer Martinez also pointed out that they have not received well-defined, scaled plans showing the exact height and area dimensions of each individual ground sign nor plot plans with setback measurements for each ground sign.

Walden Woods

- proposed updates to existing entrance, one ground sign and capstone does not require a Sign Permit nor sign review, so they should be all set from an Ordinance perspective.

Neighborhood Entryway Enhancement Matching Grant Program

Village Oaks

January 2024



Neighborhood Entryway Enhancement Matching Grant Program

- **I. Applicant Information**

- a. Village Oaks Common Areas Association
- b. The subdivision was built in 1978
- c. First-time Applicant? Yes
- d. Project Leader: Holger Lettmann, Board Member at VOCAA
- 40724 Village Oaks, 248 790 9034, hmlettmann@gmail.com

- **II. Project Information**

- a. Provide a clear detailed description of the project's purpose, plan and design, including the existing conditions, specific need, and public benefit. → see slide 5
- b. Attach project planning documents such as landscaping drawings, plans, maps, and photos of the project area. → see slides 9-14
- c. Provide the proposed project area's location. Please provide a written description of the specific location of the project along with an attached map with the location clearly marked. → see slide 10
- d. Explain how the project meets the review criteria listed in the Grant Selection Criteria & Evaluation Process section. → see slide 4
- Describe how the project has taken into consideration any elements that would positively and/or negatively affect the surrounding environment. If there is an impact on property owners or other non-City agencies (e.g., Road Commission for Oakland County), please explain and attach written permission or approval from the necessary entity.
 - Impact on property owners: See letters of property owners giving permission to replace the existing sign or construct a new sign, slides 15-16
 - Sign Permit applications are attached
 - Building Permit applications are attached
 - Right-of-Way Permit applications are attached
- e. Provide a detailed list all proposed plants, if any, intended to be used in the project. → no changes in the landscaping planned

Neighborhood Entryway Enhancement Matching Grant Program

- **III. Funding Information**

- a. Estimated Total Project Costs: \$15,230 (See slide 6)
- b. Who provided this cost estimate?
Ram Masonry / Brett Ramsay, 20789 Orchard Lake Rd., Farmington Hills, 248 496 2904, rammasonry1984@yahoo.com
Signarama Novi, Beth Powers, Novi - 49677 Grand River, Wixom, MI 49677, 248-472-7620 beth@signarama-novi.com
- c. Total amount of funds requested (50% of project costs up to \$5,000 maximum): \$5,000
- d. If the project cost is projected to exceed the 1:1 match from the City (e.g., if the project cost projection is \$12,000, the City's maximum contribution is \$5,000, matched by \$5,000 from the organization with an additional \$2,000 from the organization), please provide the amount of the additional cost

- **IV. Attachments**

- The association/property's current budget, in order to demonstrate its ability to pay for the entire project before reimbursement and to maintain the project in the future
(Please remove all account numbers from any bank statements that are submitted as part of the grant application)
- Documentation reflecting the association/property's current and previous spending on landscape and landscape maintenance
- Formal documentation from the donating entity/company on company letterhead their specific donation for the project (if applicable) → not applicable
- Written permission/approval from the necessary entity if there is an impact on property owners or other non-city agencies (if applicable) → Permission letters from land owners will be submitted in the next days
- Well-defined, scaled plans of the proposed project with complete plant lists and specifications of any lighting → no change in landscaping, no lighting
- Map with project location identified

Grant Selection Criteria & Evaluation Checklist

- ☒ Your Association did not receive City of Novi Neighborhood Entryway Enhancement grant funding in 2022 or 2023.
- ☒ You included in the grant application a current budget demonstrating the ability to fully fund the project prior to receipt of the reimbursement award.
- ☐ If in-kind donations are being used, formal documentation from the donating entity is included.
- ☒ Documentation reflecting the current spending on landscape and landscape maintenance is included.
- ☒ If project consists of entryway signage, project abides by all Residential Entranceway Signage Guide regulations.
- ☒ Project complies with all City ordinances.
- ☒ Project does not have a direct impact on an adjacent property owner or non-city agency. If project has an impact on an adjacent property owner or non-city agency, written permission or approval of project from the necessary entity is provided.

- 4 new subdivision signs, 3 thereof are replacements, 1 additional sign
- Signs will be built in 2024
- Signs are made from brick pavers with capping made from limestone
[Brick Pavers: Unlock Brussels Dimensional Standard in Sandstone color](#)
- Signs are crashworthy, the sign above ground is not connected to the foundation. It will tip over in case of a vehicle crash
- 42" foundation with vertical steel reinforcement
- Signs are ~9' wide and ~4' high
- Pillars 20" x 20" and the wall in between 8" deep
- No illumination
- 2 of the 4 signs need a mulch ring since they stand on a lawn
- All signs are in the Right of Way
- All required city permits will be pulled by the HOA

Project Cost

Contractor:

Ram Masonry
20789 Orchard Lake Rd.
Farmington Hills, MI 48336
248 496 2904
rammasonry1984@yahoo.com

Contractor:

Signarama
49677 Grand River Ave.
Wixom, MI
248-924-3324
beth@signarama-novi.com

Contractor		Price
Ram Masonry	Construction of 3 signs, made from stone, incl. 42" deep footings, mulch ring (\$6,950 per sign)	\$20,850
Signarama	Metal signs "VILLAGE OAKS" and oak leaf logo, made from painted aluminum, mounted with standoffs	\$5,409
	Total	\$26,259
	Contribution from City of Novi	\$5,000
	Remaining Amount to be covered by HOA	\$21,259

QUOTE

Ram Masonry
20789 Orchard Lake Rd.
Farmington Hills, MI 48336 US
(248)496-2904
rammasonry1984@yahoo.com

Estimate 1799

ADDRESS

Holger Lettmann

DATE
01/17/2024

TOTAL
\$6,950.00

ACTIVITY**QTY****RATE****AMOUNT**

1 Sign (City responsibilty)

Entrance sign breakdown -

- Dig 42" deep footing w/ rented mini excavator.
- Haul away and dispose of 4 yards dirt.
- After inspection, footing will be filled with a 5 bag cement mix from Piedmont Concrete. 5/8 rebar will be run at 3 different heights.
- 4 Yards of concrete will be used per sign.
- Sign will be built using Unilock Brussels Sandstone. Brussel block will be glued together.
- Sign will built with two 20"x20" x 4' pillars. The straight wall will be 5'5" long by 44" tall.
- Pillars will by capped with a 23"x23" Limestone cap. Limestone will have a rock faced finish.
- Main wall of sign will be capped off using a 5'5" long limestone cap. Cap will be rock faced on the two long sides.

Footing

42 " trench filled with concrete. Cost is to dig trench and pour the concrete footings.

1 1,500.00 1,500.00

Limestone pillar caps and wall caps

Limestone material and labor to install.
Limestone will have a rock faced finish.

1 900.00 900.00

Brussel Block Dimensional

Cost to purchase material and build sign.
***Pricing also includes SRW glue.

1 4,250.00 4,250.00

mulch

Cost includes weed fabric , pro triple shredded mulch and labor to install.

1 300.00 300.00

*Ram Masonry is not responsible for city permits.

*Inspection will be called in after footing is dug to depth.

***Sign is priced using Brussels. If you would like to use old world stonegate and additional \$800 should be added to the estimate.

SUBTOTAL
TAX

6,950.00
0.00

TOTAL

\$6,950.00

THANK YOU.



49677 Grand River
Wixom, MI 48393
(248) 924-3324

ESTIMATE

EST-17123

The Way to Grow Your Business

Payment Terms: Full due at time of order

Created Date: 1/9/2024

DESCRIPTION: Exterior Metal Letters/Logo Installed onto existing brick face

Bill To: Village Oaks Common Areas Association
.
., MI .
US

Requested By: Holger Lettmann
Email: hmlettmann@gmail.com
Work Phone: (248) 790-9034
Cell Phone: (248) 790-9034

Salesperson: Beth Powers
Email: beth@signarama-novi.com
Work Phone: 248-924-3324 x 104
Entered By: Beth Powers

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	BALLPARK PRICE - Black/Solid Color Metal Letters/Logo - pin mounting hardware - Final pricing dependent on final design/sizes - Automotive grade exterior paint	2	\$1,214.06	\$2,428.12
2	Installation metal letters/logo onto existing brick faces	2	\$477.50	\$955.00
3	Mounting Hardware - would like letters stand off mounted approx 1" from Brick - Based on 2 mounts per letter and 4 for the "logo/leaf"	26	\$3.96	\$102.88
4	DOES NOT INCLUDE PERMITTING SERVICE OR FEES	1	\$0.00	\$0.00
5	DOES NOT INCLUDE REMOVAL OF EXISTING SIGNS	1	\$0.00	\$0.00

Thank you for your business! We are excited to be working with you on your project! Estimates are valid for 30 days and all custom orders require payment before production.

Subtotal:	\$3,486.00
Taxes:	\$120.96
Grand Total:	\$3,606.96



STANDARD
300mm x 100mm x
200mm
11 7/8" x 3 7/8" x 7 7/8"

SANDSTONE



PICK A COLOR



SANDSTONE

UNILOCK

DREAM

PRODUCTS

LEARN

REQUEST A CATALOG

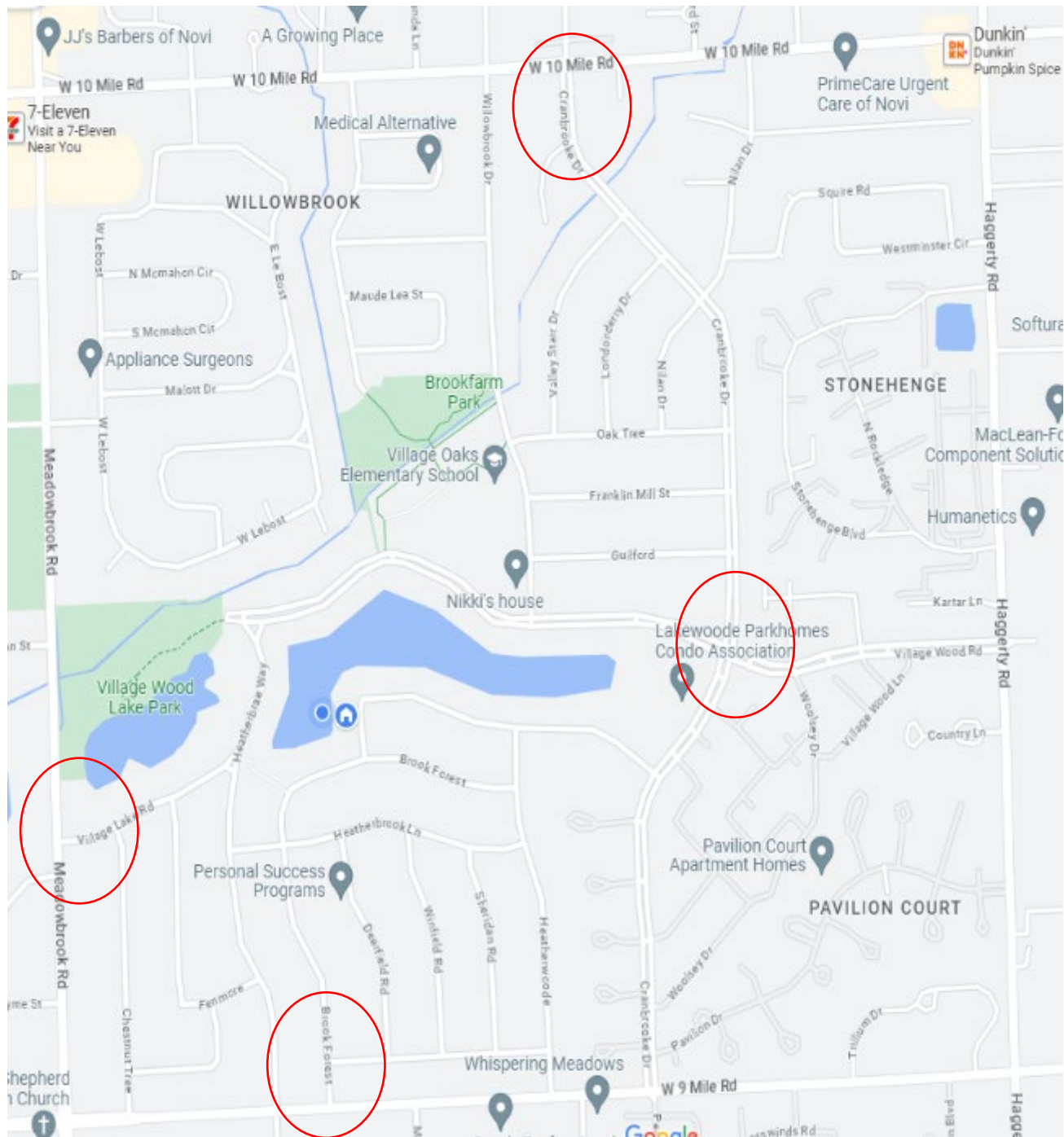
GI

Home > Products > BRUSSELS DIMENSIONAL STONE®



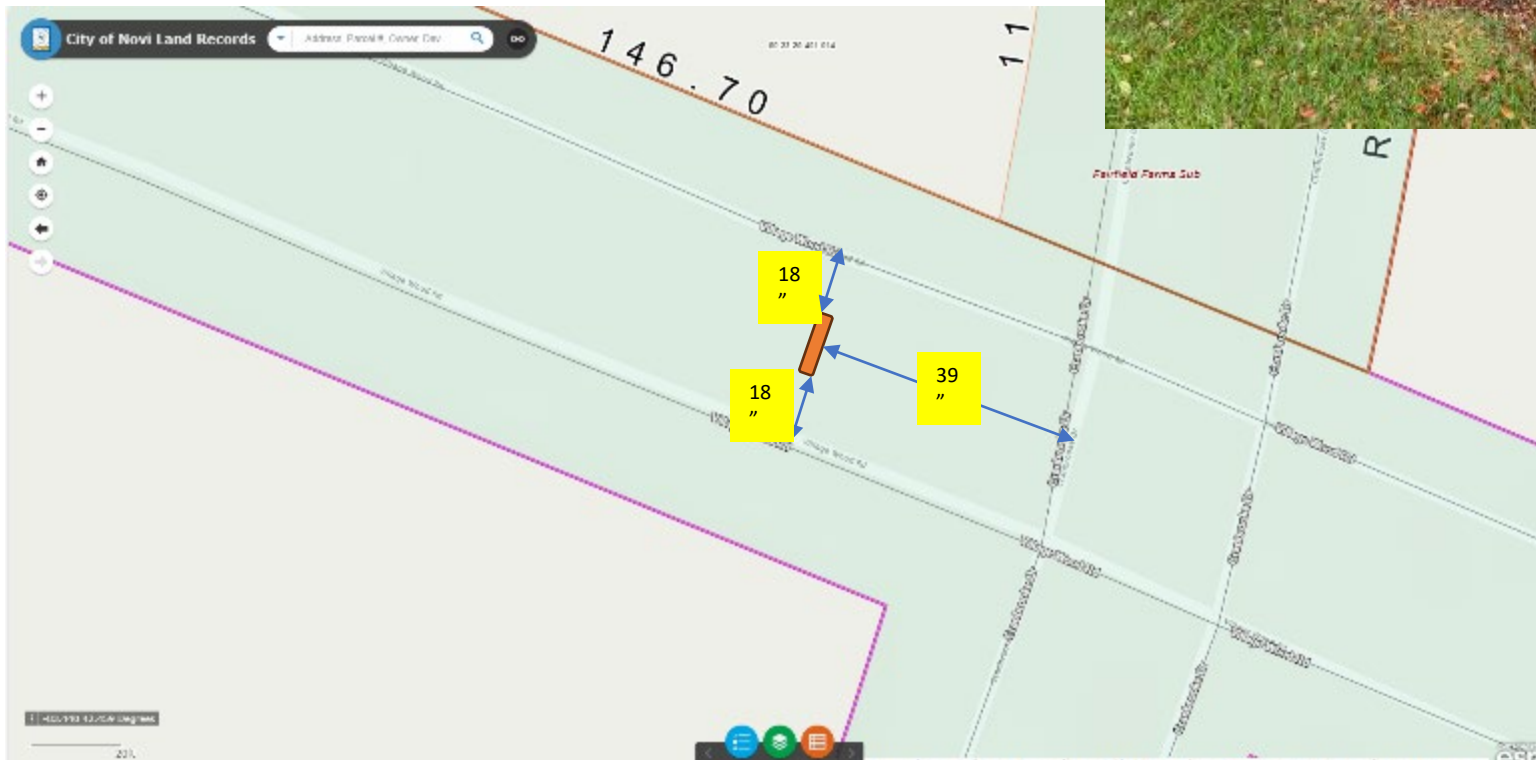
BRUSSELS DIMENSIONAL STONE®

MAP OF LOCATION



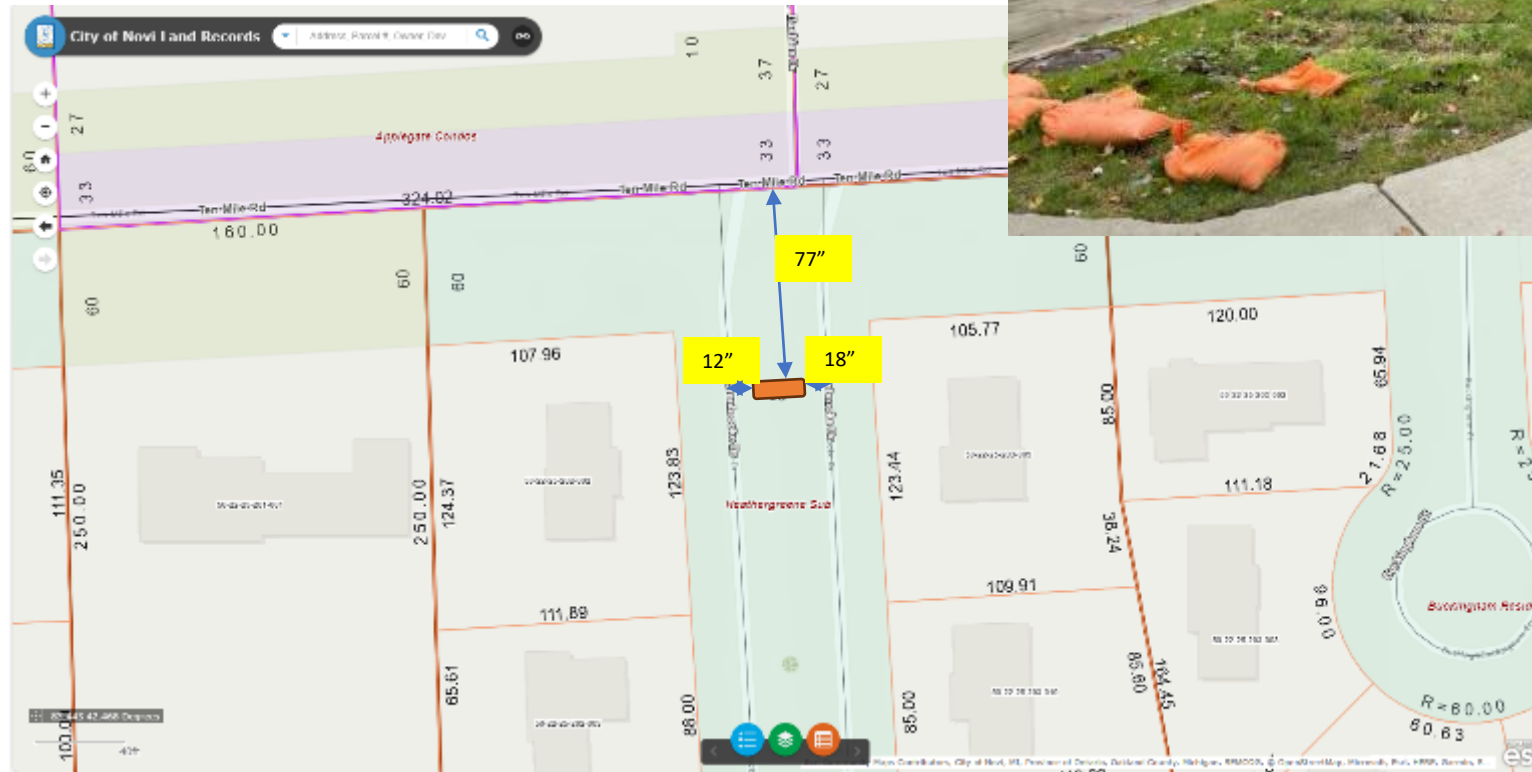
Right-Of-Way Map

Cranbrooke Dr. / Village Wood Rd.



Right-Of-Way Map

10 Mile Rd. / Cranbrooke Dr.

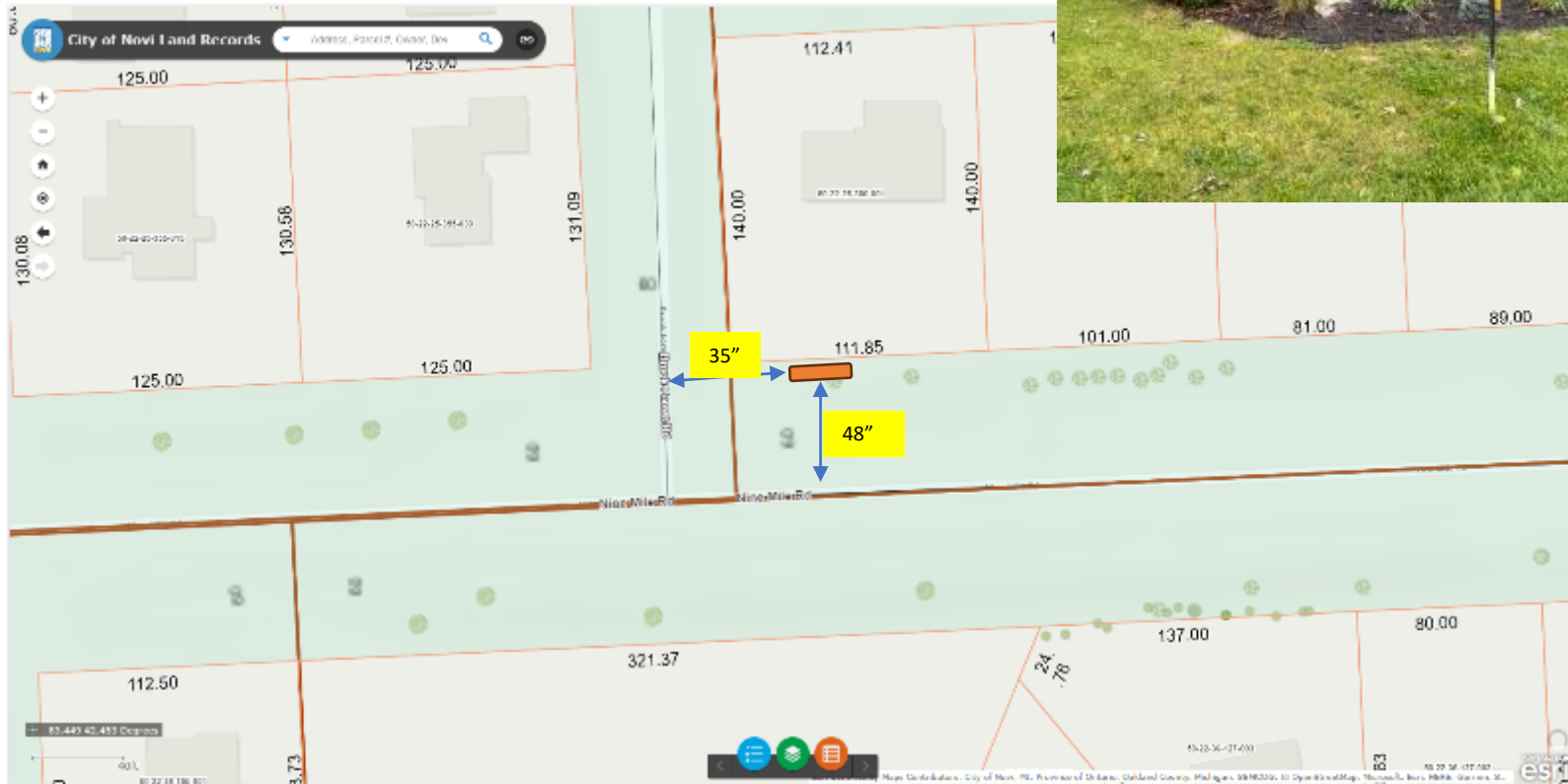


Right-Of-Way Map

9 Mile Rd. / BrookForest Rd.

Parcel: # 50-22-25-380-001

Address: 40755 Oakwood Dr.

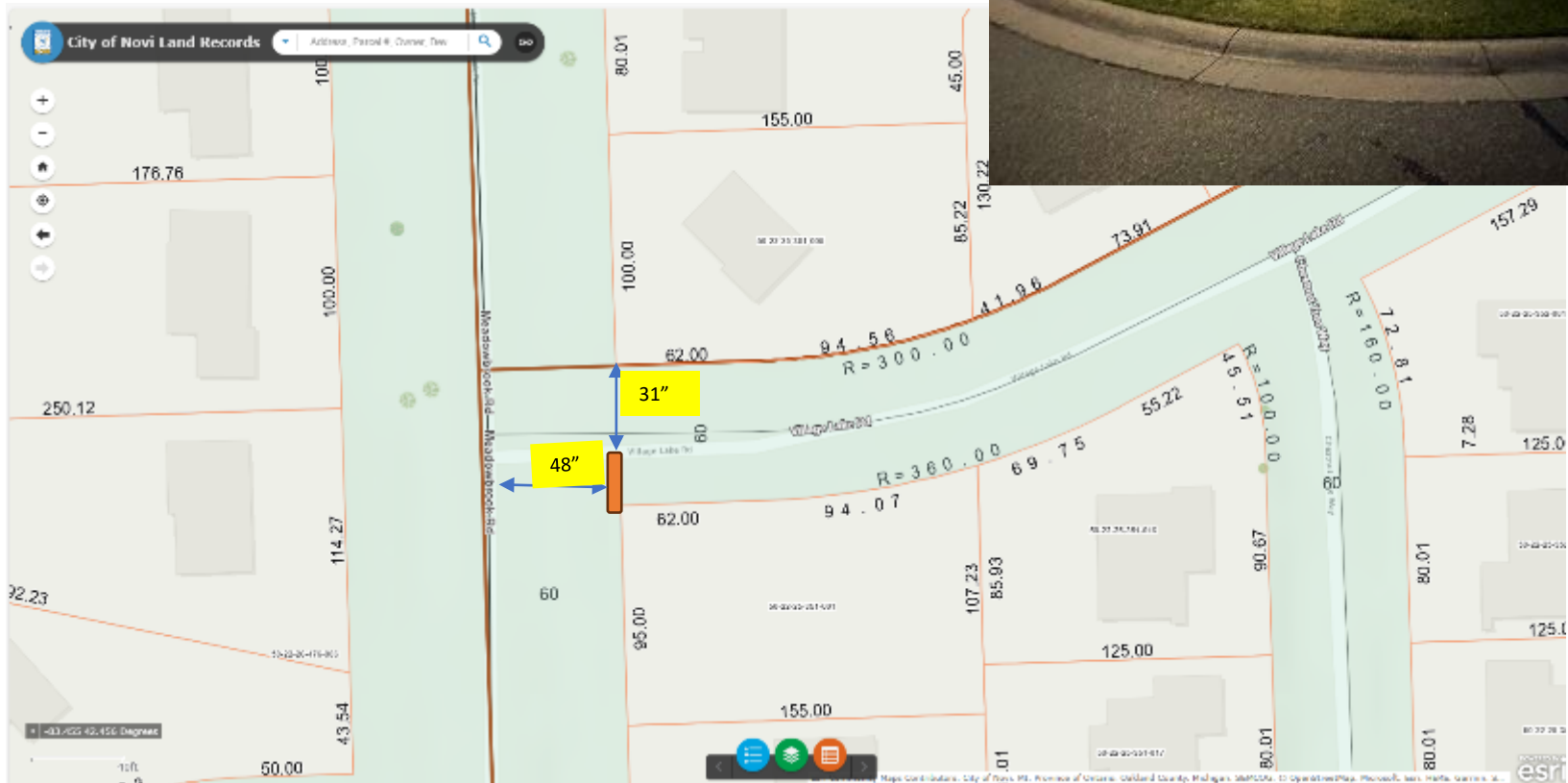


Right-Of-Way Map

Meadowbrook Rd. / Village Lake Rd.

Parcel: 50-22-25-351-001

Address: 22760 Meadowbrook Rd.



ASSOCIATION BUDGET

11:09 AM

01/15/24

Accrual Basis

VILLAGE OAKS COMMON AREAS ASSOCIATION

Profit & Loss Budget vs. Actual

January through December 2024

	\$ Over Budget	Jan - Dec 24	\$ Over Budget	Budget	\$ Over Budget
Ordinary Income/Expense					
Income					
4000 · REVENUE					
4110 · MEMBERSHIP ASSOCIATION DUES	0.00	183,240.09	183,240.00		0.09
4120 · MEMBERSHIP LAKE MAINTENANCE DUE	0.00	4,440.00	4,440.00		0.00
4130 · INITIATION FEES	-500.00	0.00	500.00		-500.00
4210 · INTEREST ASSESSED/ MEMBER DUES	1,170.70	1,370.70	200.00		1,170.70
4220 · LATE FEES/ MEMBER DUES	-800.00	0.00	800.00		-800.00
4230 · LEGAL/ LEIN FEES	-400.00	0.00	400.00		-400.00
4240 · BANK INTEREST	-100.00	0.00	100.00		-100.00
4320 · GUEST FEES	-2,000.00	0.00	2,000.00		-2,000.00
4330 · FLOATIE/ACTIVITIES INCOME	-50.00	0.00	50.00		-50.00
4340 · VENDING REVENUE	-1,500.00	0.00	1,500.00		-1,500.00
4420 · MISC. INCOME	-100.00	0.00	100.00		-100.00
4710 · SWIM LESSON INCOME	-8,000.00	0.00	8,000.00		-8,000.00
4810 · CLUBHOUSE RENTAL INCOME	-7,900.00	2,100.00	10,000.00		-7,900.00
4911 · POOL MEMBERSHIPS	-3,378.00	15,378.00	12,000.00		3,378.00
Total 4000 · REVENUE		206,528.79	223,330.00		-16,801.21
Total Income		206,528.79	223,330.00		-16,801.21
Gross Profit		206,528.79	223,330.00		-16,801.21
Expense					
10000 · Activities Expenses					
10121 · Special Events	4,000.00	0.00	4,000.00		-4,000.00
10123 · 4th of July Picnic	6,000.00	0.00	6,000.00		-6,000.00
Total 10000 · Activities Expenses		0.00	10,000.00		-10,000.00

11:09 AM

01/15/24

Accrual Basis

VILLAGE OAKS COMMON AREAS ASSOCIATION
Profit & Loss Budget vs. Actual
 January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
11000 · PR & Newsletter Expenses			
11110 · PR - Postage & Delivery	0.00	100.00	-100.00
11130 · PR - Printing	0.00	100.00	-100.00
11140 · PR - Supplies	0.00	100.00	-100.00
11160 · Website Expenses	0.00	3,000.00	-3,000.00
Total 11000 · PR & Newsletter Expenses	0.00	3,300.00	-3,300.00
5000 · Administrative Expenses			
5120 · Payroll - Office	0.00	26,000.00	-26,000.00
5130 · Office Supplies			
5131 · Software Upgrades	0.00	2,000.00	-2,000.00
5130 · Office Supplies - Other	0.00	2,000.00	-2,000.00
Total 5130 · Office Supplies	0.00	4,000.00	-4,000.00
5135 · Postage & Delivery	0.00	750.00	-750.00
5140 · Telephone, Cable, Internet	0.00	2,500.00	-2,500.00
5160 · Service Charges - Bank	392.82	3,000.00	-2,607.18
5170 · Miscellaneous	0.00	250.00	-250.00
5310 · Officers & Directors Insurance	0.00	600.00	-600.00
5320 · Workers Compensation Insurance	0.00	2,000.00	-2,000.00
5410 · Legal Fees	0.00	500.00	-500.00
5420 · Accounting Fees	0.00	2,000.00	-2,000.00
Total 5000 · Administrative Expenses	392.82	41,600.00	-41,207.18
6000 · Facility Expenses			
6120 · Payroll - Clubhouse Manager	0.00	3,000.00	-3,000.00
6130 · Mileage	0.00	500.00	-500.00
6140 · Janitorial Supplies	0.00	1,200.00	-1,200.00
6150 · Janitorial Service	0.00	4,000.00	-4,000.00
6160 · Plumbing	0.00	400.00	-400.00
6170 · Heating & Air Conditioning	0.00	500.00	-500.00
6180 · Electrical Maintenance	0.00	750.00	-750.00
6190 · General Building Maint & Supp.	0.00	4,000.00	-4,000.00
6200 · Furniture Maintenance & Supp.	0.00	3,000.00	-3,000.00

11:09 AM

01/15/24

Accrual Basis

VILLAGE OAKS COMMON AREAS ASSOCIATION
Profit & Loss Budget vs. Actual
 January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
6210 · Rubbish Removal	0.00	1,500.00	-1,500.00
6220 · Liability Insurance	0.00	16,000.00	-16,000.00
6240 · Gas	686.00	8,500.00	-7,814.00
6250 · Electric	672.00	8,500.00	-7,828.00
6260 · Water & Sewer	0.00	2,500.00	-2,500.00
6280 · Vending Expenses	0.00	1,500.00	-1,500.00
Total 6000 · Facility Expenses	1,358.00	55,850.00	-54,492.00
6245 · Reserve Funding Allocation	0.00	25,000.00	-25,000.00
6560 · Payroll Expenses	0.00	1,000.00	-1,000.00
7000 · Grounds Expenses			
7110 · GROUNDS SUPPLIES & SERVICE	0.00	2,500.00	-2,500.00
7130 · TREE SERVICE & LAWN FERTILIZER	0.00	800.00	-800.00
7140 · LAWN SERVICE	0.00	4,000.00	-4,000.00
7170 · SNOW REMOVAL	1,116.40	6,000.00	-4,883.60
7180 · SIGNS & LANDSCAPE	0.00	1,000.00	-1,000.00
Total 7000 · Grounds Expenses	1,116.40	14,300.00	-13,183.60
8000 · Pool Expenses			
8110 · POOL CHEMICALS	0.00	5,500.00	-5,500.00
8120 · PAYROLL -POOL STAFF			
8125 · PAYROLL-SWIM INSTRUCTORS	0.00	5,000.00	-5,000.00
8120 · PAYROLL -POOL STAFF - Other	0.00	42,000.00	-42,000.00
Total 8120 · PAYROLL -POOL STAFF	0.00	47,000.00	-47,000.00
8130 · MISC. POOL SUPPLIES	0.00	2,000.00	-2,000.00
8140 · POOL REPAIRS & MAINTENANCE	0.00	4,500.00	-4,500.00
8150 · POOL PERMIT	0.00	400.00	-400.00
Total 8000 · Pool Expenses	0.00	59,400.00	-59,400.00

VILLAGE OAKS COMMON AREAS ASSOCIATION
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
9000 · Lakes Expenses			
9110 · LAKE MAINTENANCE	0.00	7,500.00	-7,500.00
Total 9000 · Lakes Expenses	0.00	7,500.00	-7,500.00
Total Expense	2,867.22	217,950.00	-215,082.78
Net Ordinary Income	203,661.57	5,380.00	198,281.57
Net Income	203,661.57	5,380.00	198,281.57

Business Checking Plus

PNC Bank



For the Period 12/01/2023 to 12/29/2023

Primary Account Number: [REDACTED]

Page 1 of 3

Number of enclosures: 0

VILLAGE OAKS COMMONS AREAS ASSN
GENERAL FUND
22859 BROOKFOREST
NOVI MI 48375-4426

For 24-hour banking sign on to
 PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
PNC accepts Telecommunications Relay Service (TRS)
calls.
Para servicio en español, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738
 Visit us at PNC.com/smallbusiness

IMPORTANT ACCOUNT INFORMATION

Effective JANUARY 1, 2024, charges for certain Treasury Management services will change. The impact of these changes on your business will depend on the mix of services you use at PNC and your transaction volume. If applicable, the fees for some of the services may be reduced or offset by the Earnings Credit for your account.

Treasury Management services, which may be subject to change, include Automated Clearing House (ACH), Cash Logistics, Cash Flow Insight, Account Reconciliation, Direct to Debit, Electronic Data Interchange (EDI), ePayments, Integrated Payables, Integrated Receivables, Invoice Automation, PINACLE, PayerExpress, Print Mail, Purchase Card, Real Time Payments, Remote Deposit, Wire Transfer services.

We would be happy to review with you the changes that are applicable to your account and discuss other services or options that may address the evolving needs of your business. Current Treasury Management charges are listed on your monthly statement, if applicable.

If you are interested in a review, please contact Treasury Management Client Care (TMCC) at 1-800-669-1518.

IMPORTANT INFORMATION FOR DEBIT CARD CUSTOMERS

Please review the limits below for PNC debit cards. Effective January 9, 2024, subject to available funds, your daily ATM withdrawal limits are as follows:

All Business Products (eligible for a debit card):
> ATM Withdrawal: \$1,500

Business Checking Plus Summary

Account number: [REDACTED]

Village Oaks Commons Areas Assn
General Fund

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Business Checking Plus

For 24-hour account information, sign-on to
pnc.com/mybusiness/

For the Period 12/01/2023 to 12/29/2023

Village Oaks Commons Areas Assn

Primary Account Number: 42-3808-8071

Page 2 of 3

Business Checking Plus Account Number: 42-3808-8071 - continued

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
13,618.89	12,948.99	16,911.28	9,656.60
Average ledger balance	Average collected balance		
14,146.88	14,124.12		

Deposits and Other Additions

Description	Items	Amount
Deposits	4	2,414.83
ACH Additions	1	525.00
Other Additions	1	10,009.16
Total	6	12,948.99

Checks and Other Deductions

Description	Items	Amount
Checks	9	5,377.80
ACH Deductions	11	11,533.48
Total	20	16,911.28

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
12/01	12,932.89	12/08	14,637.53	12/21	12,586.99
12/04	21,916.88	12/14	14,111.87	12/26	12,094.36
12/05	21,691.88	12/15	13,835.87	12/27	11,939.40
12/06	23,491.88	12/19	12,913.87	12/28	9,656.60
12/07	15,061.43	12/20	12,822.65		

Activity Detail

Deposits and Other Additions

Deposits

Date posted	Amount	Transaction description	Reference number
12/04	314.83	Deposit	004656611
12/06	1,575.00	Deposit	002552314
12/06	225.00	Deposit	002552318
12/19	300.00	Deposit	003296844

ACH Additions

Date posted	Amount	Transaction description	Reference number
12/26	525.00	Corporate ACH Deposit	00023360906759760
		Intuit 42770095 524771000120257	

Other Additions

Date posted	Amount	Transaction description	Reference number
12/04	10,009.16	Online Transfer From	0000004234197297 VILLAGE OAKS CO

Checks and Other Deductions

Checks and Substitute Checks

* Gap in check sequence

Date posted	Check number	Amount	Reference number	Date posted	Check number	Amount	Reference number	Date posted	Check number	Amount	Reference number
12/28	10094 *	1,116.40	009659166	12/28	10101	1,116.40	009659168	12/26	10104	675.00	018392891
12/04	10099 *	1,320.00	015255213	12/19	10102	325.00	015154885	12/19	10105	225.00	014770810
12/05	10100	225.00	085909357	12/28	10103	50.00	009583589	12/26	10108 *	325.00	018678022

ACH Deductions

Date posted	Amount	Transaction description	Reference number
12/01	686.00	ACH Web-Recur Energybill	00023334905857537
		Consumers Energy 100004662969	

ACH Deductions continued on next page

Business Checking Plus

 For 24-hour account information, sign-on to
pnc.com/mybusiness/

For the Period 12/01/2023 to 12/29/2023

Village Oaks Commons Areas Assn

Primary Account Number: ~~423808-8071~~

Page 3 of 3

Business Checking Plus Account Number: ~~423808-8071~~ continued

ACH Deductions - continued

Date posted	Amount	Transaction description	Reference number
12/04	20.00	Corporate ACH Acct Fee Intuit 53601565 524771000120257	00023338901450103
12/07	8,430.45	ACH Web-Recur Payment Citi Autopay 081242523863643	00023340906621408
12/08	423.90	Corporate ACH Usataxpymt IRS 225374210633970	00023341907461806
12/14	525.66	Corporate ACH Quickbooks Intuit Payroll S 381964642	00023347906464322
12/15	276.00	Corporate ACH ACH Debit Chompaway Ventur 9018849860	00023348910141710
12/19	672.00	ACH Debit XXXXX7474 Dte Energy	00023353901106321
12/20	91.22	ACH Web-Recur Internet Waste Management 043000091696036	00023353804817911
12/21	235.66	Corporate ACH Quickbooks Intuit Payroll S 381964642	00023354908864692
12/26	17.63	Corporate ACH Tran Fee Intuit 51907045 524771000120257	00023360906760738
12/27	154.96	ACH Debit Spectrum Spectrum 4400477	00023360910153839

Detail of Services Used During Current Period

Note: The total charge for the following services will be posted to your account on 01/02/2024 and will appear on your next statement as a single line item entitled Service Charge Period Ending 12/29/2023.

** Combined Transactions include ACH Credits, ACH Debits, Checks Paid, Deposited Item - Consolidated, Deposit Tickets Processed

Description	Volume	Amount	
Account Maintenance Charge		.00	Requirements Met
Combined Transactions	32	.00	Included in Account
ACH Credits	1	.00	
ACH Debits	11	.00	
Checks Paid	9	.00	
Deposited Item - Consolidated	7	.00	
Deposit Tickets Processed	4	.00	
Branch - Consolidated Cash Deposited	3	.00	Included in Account
Total For Services Used This Period		.00	
Total Service Charge		.00	

Business Checking Plus - Maintenance Fee Relationship Pricing

These accounts were reviewed to meet the balance requirement and offset the monthly account maintenance fee for your Business Checking Plus account. *If the Met/Not Met Status reflects "No Fee", your most recent credit card statement balance is not reflected and you will not be charged the Maintenance Fee for this statement cycle.

Account Type	Ending In	Condition	As of	Balance	Met/Not Met
Business Checking Plus	8071	This Cycle Avg Balance	12/29/23	14,124.12	Met
Business Checking Plus	8071	This Cycle Avg Balance	12/29/23	14,124.12	
Combined Deposits				14,124.12	Not Met
Credit Card	1365	Recent Cycle Purchases	07/19/23	.00	
Combined PNC Bus. Credit Cards				.00	Not Met

Premium Business Money Market

PNC Bank



For the Period 12/01/2023 to 12/29/2023

Primary Account Number: **12-3415-7229**

Page 1 of 2

Number of enclosures: 0

VILLAGE OAKS COMMONS AREAS ASSN
22859 BROOKFOREST
NOVI MI 48375-4426

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- FREE Online Bill Pay

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> ATM Withdrawal: \$1,500

Premium Business Money Market Summary

Account number: **12-3415-7229**

Village Oaks Commons Areas Assn

Premium Business Money Market

 For 24-hour account information, sign-on to
pnc.com/mybusiness/

For the Period 12/01/2023 to 12/29/2023

Village Oaks Commons Areas Assn

Primary Account Number: 12-3419-7297

Page 2 of 2

Premium Business Money Market Account Number: 12-3419-7297 continued

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
170,009.16	3.84	10,009.16	160,003.84
		Average ledger balance	Average collected balance
		161,035.56	161,035.56

Interest Summary

Annual Percentage Yield Earned (APYE)	Number of days in interest period	Average collected balance for APYE	Interest paid this period	Interest paid year-to-date
0.03	29	161,035.56	3.84	62.89

Deposits and Other Additions

Description	Items	Amount
Other Additions	1	3.84
Total	1	3.84

Checks and Other Deductions

Description	Items	Amount
Other Deductions	1	10,009.16
Total	1	10,009.16

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
12/01	170,009.16	12/04	160,000.00	12/29	160,003.84

Activity Detail

Deposits and Other Additions

Other Additions

Date posted	Amount	Transaction description	Reference number
12/29	3.84	Interest Payment	I-GEN123122900098520

Checks and Other Deductions

Other Deductions

Date posted	Amount	Transaction description	Reference number
12/04	10,009.16	Online Transfer To 0000004238088071	VILLAGE OAKS00137108

Detail of Services Used During Current Period

Note: The total charge for the following services will be posted to your account on 01/02/2024 and will appear on your next statement as a single line item entitled Service Charge Period Ending 12/29/2023.

Description	Volume	Amount	Requirements Met
Account Maintenance Charge		.00	
Total For Services Used This Period		.00	
Total Service Charge		.00	

Novi Neighborhood Entryway Enhancement Matching Grant Application

1. APPLICANT INFORMATION

- a. Walden Woods One HOA (www.onewoods.com)
- b. Established 1993 – 40+ years ago
- c. First time applicant for the matching grant
- d. Project Leaders:
 - i. Tami Bethune and Adam Whitesel
 - ii. Commons Care Committee Members
 - iii. 25922 Arcadia Dr and 25890 Arcadia Dr. respectively
 - iv. 248-345-2054 and 517-719-9054
 - v. Tbethune08@att.net and adamtwhitesel@gmail.com

2. PROJECT INFORMATION

- a. It's time for a refresh on the frontage at 11 Mile Road and Arcadia Drive. The annual application of fresh mulch has smothered our annuals and hidden our ledge rock and in the spring the daffodils struggle to surface. Our healthy evergreen trees have grown so tall they shade what was formerly a sun-bathed landscape bed full of colorful seasonal perennials. Our irrigation runs from a well-water source provided by the adjacent homeowner. The marquee is now heavily stained with iron and the capstones are gray from exposure over the years. The Walden Woods black and gold signage needs some putty and fresh paint. The stamped concrete edging, installed around 12 years ago, needs to be cleaned of lichen and re-sealed for protection from the weather.
 - i. Our intention is to restore the fresh look of yesteryear to our marque and landscaping which will add value to our neighborhood, and our city, by improving the aesthetics of our entryway.
- b. Attached is a sketch of our entryway and the proposed plantings. Also you will find photos of the entryway from 2013, 2018 and today which show the changes that have taken place.
- c. Attached is a map of the location of our entryway. We have only one entryway, located at 11 Mile Road and Arcadia Drive, adjacent to and west of Parkview Elementary School.
- d. This project meets the review criteria.
 - i. It is the only entrance to our subdivision.
 - ii. It is clearly visible from 11 Mile Road, a city street.
 - iii. This is a rehabilitation of existing landscaping features.
 - iv. We have permission from the adjacent homeowner to use their exterior water source as needed to complete the project. Since our earliest days collecting HOA dues, we credit the adjacent homeowner for water usage by reducing their annual dues.
 - v. We do not have any invasive species included in our new plantings.
 - vi. We have not been awarded a grant in the previous 2 years, or at any other time.

- e. Proposed Plants:
 - i. Hydrangea – Vanilla Strawberry (Hydrangea paniculata 'Renhy')
 - ii. Weigela – Spilled Wine (Weigela florida 'Bokraspiwi')

3. FUNDING INFORMATION

- a. Estimated total cost => \$5,053
- b. Service Providers:
 - i. Blackstone Landscaping, Vince Stempien, Owner – 248-939-3600
 - ii. RDP Painting, Ryan Dixon, Owner – 248-345-0916
 - iii. Trillium Diversified Services, Pete Horwood, Owner – 877-392-3792
- c. Total amount of grant funds requested => \$2,526.50
- d. This project does not exceed the \$5,000 1:1 match offer.
- e. There are no in-kind donations or cash assistance for this project.
- f. Itemized unit and total cost estimates

<u>ITEM</u>	<u>UNITS</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Hydrangea	9	85.00	\$765
Weigela	8	86.00	\$688
Ledge rock – 2.5'x4.5'	3	230.00	\$690
Compost planting mix	3 Yds	85.00	\$255
Mulch	7 Yds	85.00	\$595
Blackstone Landscaping Labor and Haul Fee			\$250
RDP Paint and Labor			\$900
Trillium Sealants and Labor			\$910
Total Cost of Project			\$5,053

PHOTOS OF THE ENTRYWAY OF WALDEN WOODS ONE => NEXT PAGE

PHOTOS OF WALDEN WOODS ONE ENTRYWAY – Arcadia Dr and Eleven Mile Rd



JULY 2013



SEPTEMBER
2018



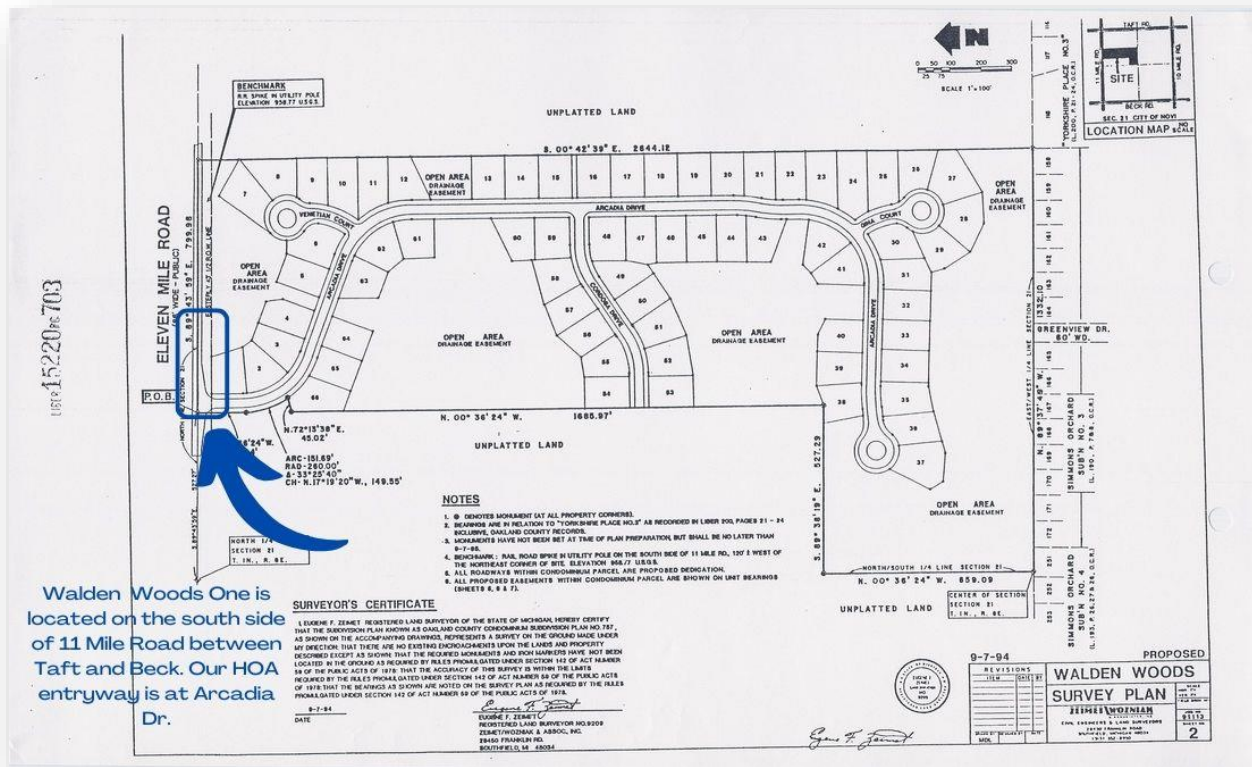
JULY 2023



JULY 2023

Map of the Walden Woods One Entryway at Arcadia Drive and 11 Mile Road

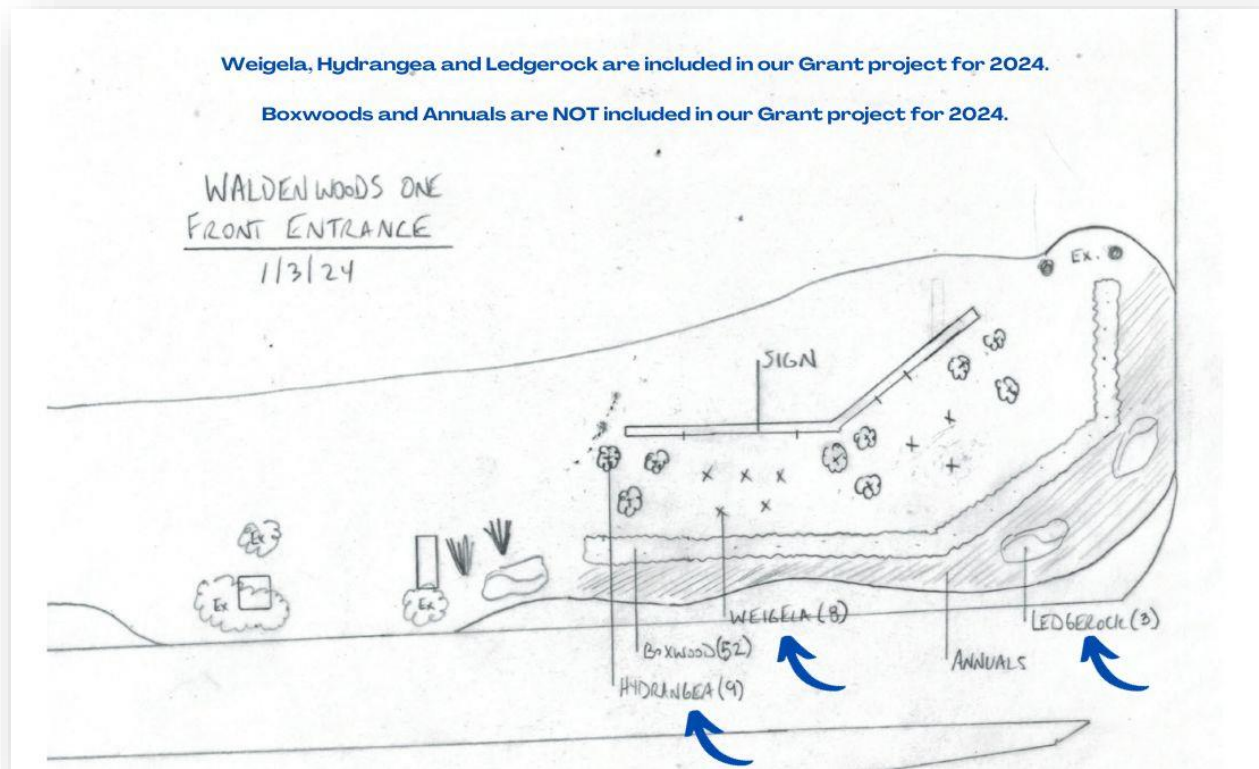
Walden Woods One is located on the south side of 11 Mile Road between Taft and Beck. Our HOA entryway is located on 11 Mile Road and Arcadia Drive.



Sketch of Landscaping Improvements (Next Page)

Weigela, Hydrangea and Ledgerock are included in our Grant project for 2024.

Boxwoods and Annuals are NOT included in our Grant project for 2024.



This has been reviewed by the board members of Walden Woods One and is approved for completion in early 2024.

Thank you for offering this opportunity to Novi's Homeowners Associations and for your consideration of our application.

Tami Bethune, 248-345-2054, tbethune08@att.net

25922 Arcadia Dr., Novi, MI

Adam Whitesel, 517-719-9054, adamtwhitesel@gmail.com

25890 Arcadia Dr., Novi, MI

Submitted to the Beautification Committee via email at entrywaygrant@cityofnovi.org. A phone number was provided also – 248-347-0445.

Water for Irrigation at Frontage of Walden Woods One – Neighborly Agreement

From: LinLin Zhang <linlinzhang0129@gmail.com>

Subject: Re: Reimbursement for watering

Date: May 3, 2019 at 8:09:44 PM EDT

To: "Treasurer, Walden Woods HOA" <treasurer@onewoods.com>

I agree

Thanks for letting me know the check is on it way, and thanks for doing it very beginning. And if you don't hear from me means I get the check, if I don't get check within two weeks, then I will send out email to let you know.

Thanks Mike

Have a good weekend

Sent from my iPhone

On May 3, 2019, at 4:13 PM, Treasurer, Walden Woods HOA <treasurer@onewoods.com> wrote:

Hello LinLin,

Pursuant to our agreement, and in light of receipt of your 2019 HOA dues, I have initiated a payment of \$50 to you through our bank bill payment service. Hopefully you will get this quicker than you did last year. It is scheduled to be delivered by next Wednesday, but we know that date has some variability in it.

It has been brought to my attention that we don't have anything formally documented as to our arrangement, so I will do that with this email. It is my understanding that for a \$50 annual fee, you agree to maintain your sprinkler system in a way that regularly waters our entrance landscaping. We may contact you from time to time to ask you to adjust your system as required to ensure that our landscaping is appropriately watered.

We thank you for working with us on this.

Please reply to this email with an "I agree" so can have documentation on record of our mutual agreement.

Best regards,

Mike Allie

President & Treasurer
Walden Woods HOA

ASSOCIATION BUDGET

Walden Woods I Homeowner's Association

2021 Income & Expenses vs Budget and 2022 Budget

Category	2021 Income/ Expenses	2021 Budget	(Over)/ Under Budget	2022 Budget	Increase from 2020 Budget
----------	--------------------------	----------------	----------------------------	----------------	---------------------------------

Income

Dues:2021 Dues	\$15,840.00	\$ 15,840.00	\$0.00	\$ 19,800.00	\$3,960.00
Dues:Penalties	\$50.00	0	(\$50.00)		\$0.00
TOTAL INCOME	\$15,890.00	\$15,840.00	(\$50.00)	\$ 19,800.00	\$3,960.00

Expenses

Annual Meeting	\$15.89		(\$15.89)	15.89	\$15.89
Capital Improvements			\$0.00		\$0.00
Collections		\$375.00	\$375.00	\$400.00	\$25.00
Government Fees	\$20.00	\$40.00	\$20.00	\$20.00	(\$20.00)
Insurance	\$1,283.00	\$1,400.00	\$117.00	\$1,400.00	\$0.00
Landscape Services	\$10,928.33	\$11,000.00	\$71.67	\$12,500.00	\$1,500.00
Legal Fees	\$1,529.63	\$1,200.00	(\$329.63)	\$4,000.00	\$2,800.00
Office	\$0.00		\$0.00	100	\$100.00
Office:P.O. Box	\$188.00	\$175.00	(\$13.00)	\$200.00	\$25.00
Signage/Mailboxes	\$225.00	\$1,500.00	\$1,275.00	\$1,500.00	\$0.00
Snow Removal	\$1,800.00	\$1,800.00	\$0.00	\$1,000.00	(\$800.00)
Social Committee	\$394.95	\$500.00	\$105.05	\$500.00	\$0.00
Supplies	\$0.00	\$100.00	\$100.00	\$100.00	\$0.00
Utilities:Electric	\$198.15	\$275.00	\$76.85	\$250.00	(\$25.00)
Utilities:Water	\$1,361.84	\$1,800.00	\$438.16	\$1,500.00	(\$300.00)
Website		\$300.00	\$600.00	\$600.00	\$300.00
TOTAL EXPENSES	\$17,944.79	\$20,465.00	\$2,820.21	\$24,085.89	\$3,620.89
Surplus (Shortfall)	(\$2,054.79)	(\$4,625.00)	\$2,770.21	(\$4,285.89)	

Bank Balance @ 12/31/2021	\$ 20,703.51
Bank Balance @ 12/31/2020	\$ 22,758.30
Decrease in bank balance during 2021	\$ 2,054.79

Walden Woods I Homeowners Association'
2021 Detail of Expenses

Name	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	TOTAL
Income													
Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dues:2021 Dues	\$0.00	\$0.00	\$240.00	\$6,720.00	\$8,400.00	\$240.00	\$0.00	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,840.00
Dues:Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
TOTAL INCOME	\$0.00	\$0.00	\$240.00	\$6,720.00	\$8,400.00	\$240.00	\$0.00	\$290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,890.00
Expenses													
Annual Meeting	\$0.00	\$0.00	\$0.00	(\$15.89)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15.89)
Government Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,283.00)	\$0.00	(\$1,283.00)
Landscape Services	(\$38.10)	\$0.00	(\$673.05)	(\$4,900.00)	(\$1,008.00)	\$0.00	\$0.00	\$0.00	(\$2,665.00)	\$0.00	(\$1,644.18)	\$0.00	(\$10,928.33)
Legal Services	(\$1,211.63)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$106.00)	(\$212.00)	\$0.00	(\$1,529.63)
Office	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office:P.O. Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$188.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$188.00)
Signage/Mailboxes	(\$75.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$150.00)	\$0.00	(\$225.00)
Snow Removal	\$0.00	\$0.00	(\$1,800.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,800.00)
Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities:Electric	(\$20.17)	(\$18.58)	(\$17.79)	(\$14.95)	(\$14.95)	(\$17.66)	(\$14.95)	(\$14.95)	(\$14.95)	(\$14.91)	(\$14.91)	(\$19.38)	(\$198.15)
Utilities:Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$723.60)	\$0.00	\$0.00	(\$638.24)	(\$1,361.84)
TOTAL EXPENSES	(\$1,370.17)	(\$18.58)	(\$2,490.84)	(\$4,968.60)	(\$1,121.95)	(\$225.66)	(\$65.48)	(\$14.95)	(\$3,403.55)	(\$147.18)	(\$3,304.09)	(\$813.74)	(\$17,944.79)
NET	(\$1,370.17)	(\$18.58)	(\$2,250.84)	\$1,751.40	\$7,278.05	\$14.34	(\$65.48)	\$275.05	(\$3,403.55)	(\$147.18)	(\$3,304.09)	(\$813.74)	(\$2,054.79)

Growth in Expenses - Key Categories 2018 v 2021

Category	2018		2021		Increase
Landscape Services	\$	8,132	\$	10,928	34%
Snow Removal	\$	1,150	\$	1,800	57%
Water	\$	1,073	\$	1,361	27%

Walden Woods I Homeowner's Association

2022 Income & Expenses vs Budget and 2023 Budget

Category	2022 Income/ Expenses	2022 Budget	(Over)/ Under Budget	2023 Budget	Increase from 2022 Budget
----------	--------------------------	----------------	----------------------------	----------------	---------------------------------

Income

Dues:2022 Dues	\$19,900.00	\$ 19,800.00	\$100.00	\$ 19,800.00	\$ -
Marketing Arrangement	\$3,874.19		\$3,874.19		\$ -
TOTAL INCOME	\$23,774.19	\$19,800.00	\$3,974.19	\$ 19,800.00	\$ -

Expenses

Annual Meeting	\$15.89	15.89	\$0.00	15.89	\$0.00
Capital Improvements			\$0.00		\$0.00
Collections		\$400.00	\$400.00	\$400.00	\$0.00
Government Fees	\$20.00	\$20.00	\$0.00	\$20.00	\$0.00
Insurance	\$1,194.00	\$1,400.00	\$206.00	\$1,400.00	\$0.00
Landscape Services	\$11,594.41	\$12,500.00	\$905.59	\$12,000.00	(\$500.00)
Legal Fees	\$6,456.82	\$4,000.00	(\$2,456.82)	\$3,000.00	(\$1,000.00)
Office		100	\$100.00	100	\$0.00
Office:P.O. Box	\$212.00	\$200.00	(\$12.00)	\$250.00	\$50.00
Signage/Mailboxes		\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
Snow Removal	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
Social Committee	\$512.27	\$500.00	(\$12.27)	\$600.00	\$100.00
Supplies		\$100.00	\$100.00	\$100.00	\$0.00
Utilities:Electric	\$204.22	\$250.00	\$45.78	\$250.00	\$0.00
Utilities:Water	\$1,288.12	\$1,500.00	\$211.88	\$1,500.00	\$0.00
Website	\$300.00	\$600.00	\$300.00	\$600.00	\$0.00
TOTAL EXPENSES	\$22,797.73	\$24,085.89	\$1,288.16	\$22,735.89	(\$1,350.00)
Surplus (Shortfall)	\$976.46	(\$4,285.89)	\$5,262.35	(\$2,935.89)	

Bank Balance @ 12/31/2021	\$ 20,703.51
Bank Balance @ 12/31/2022	\$ 21,679.97
Increase in bank balance during 2022	\$ 976.46

Walden Woods I Homeowner's Association 2022 Income & Expenses by Month

[illegible]

Walden Woods I Homeowner's Association

2023 Income & Expenses vs Budget and 2024 DRAFT Budget

Category		2023 Income/ Expenses	2023 Budget	(Over)/ Under Budget	2024 Budget
INCOME					
	Marketing Arrangements	\$4,404.26		4,404.26	2,400.00
	Dues	\$0.00		-	
	Dues:2023 Dues	\$19,800.00	19,800.00	-	19,800.00
	Dues:Penalties	\$125.00		125.00	
	TOTAL INCOME	\$24,329.26	19,800.00	4,529.26	22,200.00
EXPENSES					
	Annual Meeting	\$16.95	15.89	(1.06)	50.00
	Capital Improvements				2,600.00
	Collections	\$198.00	400.00	202.00	500.00
	Government Fees	\$20.00	20.00	0.00	20.00
	Insurance	\$1,199.00	1,400.00	201.00	1,400.00
	Landscape Services	\$10,805.92	12,000.00	1194.08	13,000.00
	Legal Services	\$4,457.55	3,000.00	(1457.55)	500.00
	Office	\$0.00	100.00	100.00	
	Office:P.O. Box	\$226.00	250.00	24.00	275.00
	Signage/Mailboxes	\$350.00	1,500.00	1150.00	1,500.00
	Snow Removal	\$1,300.00	1,000.00	(300.00)	1,000.00
	Social Committee	\$324.45	600.00	275.55	600.00
	Supplies	\$57.89	100.00	42.11	100.00
	Utilities	\$1,396.63	1,750.00	353.37	1,500.00
	Website	\$669.81	600.00	(69.81)	500.00
	TOTAL EXPENSES	\$21,022.20	22,735.89	1713.69	23,545.00
Surplus (Shortfall)					
		\$3,307.06	(2,935.89)	6,242.95	(1,345.00)

Bank Balance @ 12/31/2022	21,679.97
Bank Balance @ 12/31/2023	24,987.03
Increase in Bank Balance for 2023	3,307.06