



CARLTON FOREST

LOCATION: CARLTON WAY DR
(TWELVE MILE RD, WEST OF NOVI RD)

PROJECT DESCRIPTION: REVITALIZATION OF ENTRYWAY PLANTINGS

GRANT AMOUNT REQUESTED: \$4,819.54

TOTAL PROJECT COST: \$9,639.09



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- I. Application
- II. Contractor Proposal/Estimate
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I. Application

CARLTON FOREST ASSOCIATION

2026 CITY OF NOVI NEIGHBORHOOD
ENTRYWAY ENHANCEMENT MATCHING GRANT PROGRAM
APPLICATION

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APPLICANT INFORMATION

HOMEOWNER ASSOCIATION NAME: Carlton Forest Association

AGE: Incorporated December 2, 1999, Construction completed in 2002.

APPLICATION HISTORY: First-time applicant

PROJECT LEADER: Nancy Kapolnek, Treasurer
28285 Carlton Way Dr
Novi, MI 48377
248-880-2874
nancykap115@gmail.com

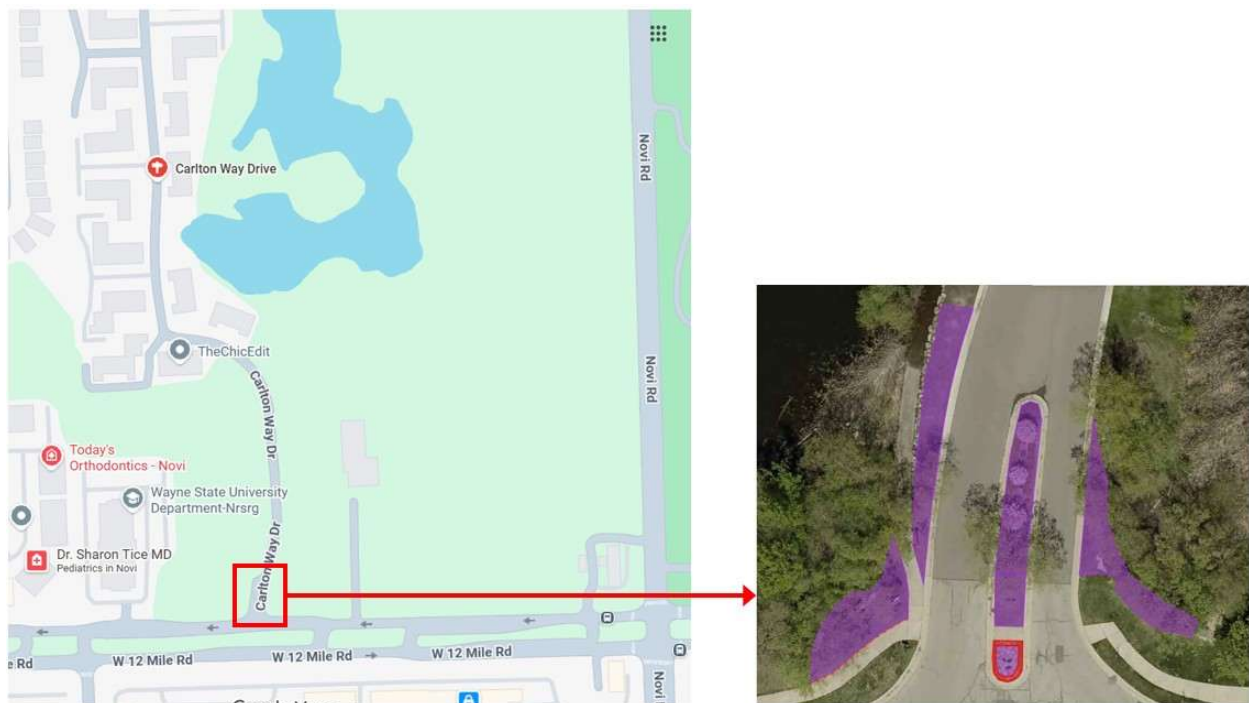
PROJECT INFORMATION

DESCRIPTION: The Carlton Forest neighborhood entrance is a high-visibility, roadside location along West Twelve Mile Road that experiences high vehicular traffic and moderate pedestrian use. The entrance borders a large retention pond and transitions into an existing wild woodland area with wet, swamp-like conditions. Soils are predominantly clay-loam with poor drainage and high water retention, particularly toward the rear of the site near the river birches. The design responds directly to these conditions by preserving existing mature assets such as the engraved boulders, river birch trees and woodland edge while enhancing the entrance with plant material specifically selected for water tolerance, salt tolerance, animal predation and durability in a roadside environment. Full sun conditions dominate the front of the site, transitioning to shadier and wetter conditions toward the rear.

Plantings are arranged in layered zones to maintain safety, visibility, and long-term performance. Low-profile and salt-tolerant plant material is used closest to the roadway and boulders to ensure unobstructed sightlines when turning at the West Twelve Mile intersection. Questionable and invasive existing plant material, including burning bush and buckthorn, will be removed and replaced with resilient, native-forward alternatives. *Viburnum Dentatum* 'Blue Muffin' is used in the background near the river birches to provide upright structure, glossy foliage, blue berries and deer resistance without overpowering the site. These shrubs are also used in front of mature trees on the east side of the entrance to provide color and balance. *Clethra Alnifolia* 'Hummingbird' provides fragrant, pollinator-friendly summer blooms and will be intentionally maintained below boulder height to frame the sign while preserving legibility. Blue fescue is incorporated for texture and salt tolerance, intermingling around the boulders and landscape lighting, while *Rudbeckia Hirta* 'Goldsturm' adds vibrant, pollinator-friendly seasonal color at a height that complements the boulder rather than competing with it. *Geranium* 'Rozanne' enhances the walkway edge, reinforcing the woodland transition and providing early seasonal interest.

The overall design builds upon the strong existing structural layout of the entrance, enhancing it with color, texture, and ecological value rather than overhauling it. The proposed plant palette is native-forward, pollinator-friendly, and suited to Michigan winters, roadside salt exposure and saturated soils. Low-profile seasonal plantings will remain in the center island closest to the road to provide rotating interest throughout the year (bulbs in the spring, summer color, mums and ornamental kale and cabbage in the fall), while areas prone to flooding along the boulevard will be protected with mulch rather than new plantings to prevent failure from root rot. New plantings are intended to frame and complement the boulders and woodland backdrop, improve curb appeal of the HOA, and create a welcoming yet safe entrance and exit that reflects long-term sustainability and pride of ownership within the Carlton Forest Community.

DRAWINGS, MAPS OF PROJECT AREAS AND LOCATION:



Project location near intersection of Twelve Mile and Novi roads. Highlighted overall project area.



West (left) side of entrance plan



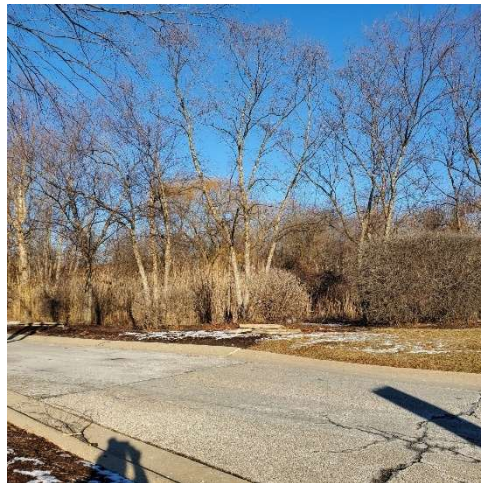
East (right) side of entrance plan



Center island plan-Annual plantings have not been included in estimated costs.



Current view-West



Current view-East

PROJECT RELATION TO REVIEW CRITERIA: The Carlton Forest community was developed over 20 years ago and much of the front entrance landscape was established at that time. There have been some landscape additions over the years, but without the structure of an overall plan. The Novi grant process has provided some helpful guidelines in planning for this comprehensive project. While there are few specific safety goals, choices have been made to layer plantings for optimal visibility for drivers and pedestrians. We do have a healthy number of residents who walk the community sidewalks for exercise, pets and to enjoy the natural elements in the landscape. We hope that a cohesive, colorful front entrance will also assist visitors in locating the community safely off Twelve Mile Road.

Environmental impacts were considered in the project. Invasive species are being removed. Plantings were selected for drought tolerance to minimize irrigation necessity. Additionally, selection of plantings included pollinator and bird friendly options. Finally, plant selection included deer resistant varieties to avoid feeding and keep the deer safely away from Twelve Mile Road. This is a substantial, reasonable plan intended to start a permanent improvement to the entrance. Plantings were chosen with intentional sustainability for Michigan climate and the surrounding environment. Placement on the east side may experience movement depending on gas line locations but will remain in front entrance.

The front entrance project will provide welcome improvements to the community residents, visitors, and drivers along Twelve Mile Road. The improvements have long been under consideration but have typically been deferred due to other capital needs and difficulty with timing from vendors. We are happy to finally have plans in place.

PROPOSED PLANTINGS:

1. *Festuca glauca* 'Blue Fescue'
2. *Clethra alnifolia* 'Hummingbird Summersweet'
3. *Viburnum dentatum* 'Blue Muffin'
4. *Rudbeckia hirta* 'Goldsturm'
5. *Geranium* 'Rozanne'



Blue Fescue



Hummingbird Summersweet



Blue Muffin



Goldsturm



Rozanne

FUNDING INFORMATION

The estimated total project costs are \$9,639.09.

Estimated costs provided by Lina Mabie, Account Manager, Brightview Landscapes, LLC. Phone 734-612-9501

Funds Requested: \$4,819.54. There is no additional cost.

There are no in-kind donations or cash assistance in this project.

Itemized unit and total cost estimates and plan details are in the proposal from Brightview Landscape Services included in the Attachments. Please note that, other than sign power washing, there are no changes in existing signage or lighting.

ATTACHMENTS

The attachments are included in separate .pdfs listed below

Brightview Landscape Services proposal

Carlton Forest Association 2026 Budget

Carlton Forest Financial Statements 11.30.2025

Carlton Forest Financial Statements 12.31.2024

Carlton Forest Financial Statements 12.31.2023

Carlton Forest Landscape Spending detail 2023-2025

II. Contractor Proposal/Estimate

Proposal for Extra Work at Carlton Forest Association

Property Name	Carlton Forest Association	Contact	Emily McHenry
Property Address	28067 Carlton Way Novi, MI 48375	To	Sentry Management Inc
		Billing Address	120 W Grand River Ave Ste 300 Howell, MI 48843
Project Name	Front Entrance Enhancements		
Project Description	Remove and replace front entrance landscaping		

Scope of Work

MISS DIG to be called 48 hours prior to start of work to identify public utilities like gas lines, sewer, electrical. Plant placement may be changed due to identification of lines if they inhibit conducting work in the area.

Reasonable efforts will be made to avoid damaging of irrigation system including heads and pipes, or for landscape lighting. Irrigation technician will be called out to track and mark lines prior to commencement of work. Contractor is not responsible for identifiable repairs, which will result in additional work order.

Limited one year plant warranty included with irrigation technician making monthly audits per landscape maintenance contract and if identifiable repairs throughout season are approved for work within five business days by Owner. Not included if material is subjected to abnormal conditions beyond normal care, including but not limited to: flooding, frost, soil compaction, mechanical damage, vandalism, pests or disease outbreaks, Acts of God.

Brightview agrees to continue care of plant material under landscape maintenance contract, including pruning and pest scouting.

QTY	UoM/Size	Material/Description	Unit Price	Total
Power-Washing				Subtotal
				\$831.49
1.00	LUMP SUM	Power-wash entrance boulders with special sodium-hypochlorite mix to remove stains	\$831.49	\$831.49
Irrigation Upgrades				Subtotal
				\$1,218.11
1.00	LUMP SUM	Update irrigation system with quick coupler and track irrigation lines prior to commencement of work to avoid damage	\$1,218.11	\$1,218.11
Removals				Subtotal
				\$598.03
1.00	LUMP SUM	Remove existing plant material and dispose of debris off-site (roses, lilacs, shrubs, and ground cover, burning bushes/buckthorn), keep river birches on left and middle entrance, and crabapples/boxwoods/hydrangeas in middle	\$598.03	\$598.03
Plant Installations				Subtotal
				\$2,220.76
10.00	UNIT	Plant Blue Fescue #1 mass low-profile planting in foreground of boulders for sign visibility	\$36.45	\$364.47

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5100 DeWitt Rd, Canton, MI 48188 ph. (734) 394-1430 fax (734) 394-1469

Proposal for Extra Work at Carlton Forest Association

8.00	UNIT	Plant Hummingbird Summersweet #3 on side of boulders as framing	\$89.85	\$718.83
4.00	UNIT	Plant Viburnum dentatum 'Blue Muffin' #5 flanking sides of boulders	\$109.40	\$437.61
12.00	UNIT	Plant Rudbeckia Hirta 'Goldsturm' #1 in front of left boulder	\$28.99	\$347.86
10.00	UNIT	Plant Geranium 'Rozanne' #1 along walkway towards Carlton Way Drive and near ledgestone on right side of entrance	\$35.20	\$351.99
Rock to Mulch Bed			Subtotal	\$615.49
1.00	LUMP SUM	Switch rock and mulch bed - re-use current egg rock around exterior perimeter, mulch interior for low-profile annual plantings in spring, summer, and fall for seasonal interest (annuals not included in quote)	\$615.49	\$615.49
Mulch			Subtotal	\$1,644.72
12.00	YARD	Apply fresh double-shredded hardwood mulch 3" to entrance bed areas using purple map attached to quote	\$137.06	\$1,644.72
Plant Installs Right of Entrance			Subtotal	\$2,510.49
8.00	UNIT	Plant Viburnum dentatum 'Blue Muffin' 48" in place of current shrubs right of entrance to hide utility boxes	\$207.73	\$1,661.80
1.00	LUMP SUM	Remove turf, amend soil, and prep new beds around utility boxes -- MISS DIG to be called prior	\$848.69	\$848.69

For internal use only

SO# 8838552
JOB# 386500377
Service Line 130

Total Price \$9,639.09

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5100 DeWitt Rd, Canton, MI 48188 ph. (734) 394-1430 fax (734) 394-1469

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager	
Signature _____	Title _____
Emily McHenry	January 23, 2026
Printed Name _____	Date _____

BrightView Landscapes, LLC "Contractor"

Account Manager	
Signature _____	Title _____
Karoline Nicole Mabie	January 23, 2026
Printed Name _____	Date _____

Job #: 386500377

SO #: 8838552 **Proposed Price:** \$9,639.09

III. Financials

**CARLTON FOREST ASSOCIATION
JANUARY 1 - DECEMBER 31, 2026 APPROVED BUDGET
75 UNITS, MONTHLY, 1.5 % INCREASE, VARIED**

INCOME

ASSESSMENT INCOME	\$ 281,905
ADDITIONAL ASSESSMENT	24,600
CABLE INCOME	16,875
TOTAL INCOME	323,380

EXPENSES

BUILDING MAINTENANCE

BUILDING MAINTENANCE	17,500
EXTERIOR PEST CONTROL	1,500
ELECTRICAL	2,000
PLUMBING	5,000
MISCELLANEOUS GARAGE REPAIRS	3,000
PAINT	32,000
FIRE SUPPRESSION	6,000
TOTAL BUILDING	67,000

GROUND MAINTENANCE

CONTRACTED LAWN SERVICE	28,675
GROUND MAINTENANCE	4,200
MULCH	9,600
IRRIGATION MAINTENANCE & REPAIR	3,000
SNOW SERVICES	18,500
ASPHALT	4,000
TREES/SOD/PLANTS	500
CONCRETE REPAIR & MAINT	8,500
LAKE/WATERWAY MAINTENANCE	1,780
STREET LIGHT MAINTENANCE	1,000
TOTAL GROUNDS	79,755

UTILITIES

ELECTRIC	4,200
WATER/SEWER	51,600
TOTAL UTILITIES	55,800

ADMINISTRATIVE

MANAGEMENT FEE	20,400
POSTAGE	600
OFFICE EXPENSE GENERAL	900
COPIES/PRINTING/SUPPLIES	900
TECHNOLOGY	300
LEGAL EXPENSE	11,500
FED/STATE REQUIRED CORP REPORT FILINGS	65
ACCOUNTING SERVICES	1,790
TOTAL ADMINISTRATIVE EXPENSE	36,455

INSURANCE

LIABILITY INSURANCE	30,000
WORKERS COMPENSATION	575
TOTAL INSURANCE	30,575

RESERVE EXPENSE

POOLED RESERVES	29,195
SECONDARY RESERVE	24,600
TOTAL RESERVES	53,795

TOTAL EXPENSES

323,380

NET GAIN (LOSS)

\$ -

CARLTON FOREST ASSOCIATION
B A L A N C E S H E E T
December 2023

		OPERATING	RESERVE	TOTAL
CURRENT ASSETS				
1015	PACIFIC WESTERN - CKG/ICS - PRIMARY	24,604.80		24,604.80
1065	PACIFIC WESTERN - MM/ICS - RESERVE		262,047.75	262,047.75
		-----	-----	-----
		24,604.80	262,047.75	286,652.55
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	4,843.75		4,843.75
1250	LEGAL FEES	222.39		222.39
		-----	-----	-----
		5,066.14	0.00	5,066.14
PREPAID ASSETS				
1343	MONTHLY ALL SEASONS SERVICE	3,700.00		3,700.00
		-----	-----	-----
		3,700.00	0.00	3,700.00

CARLTON FOREST ASSOCIATION
B A L A N C E S H E E T
December 2023

	OPERATING	RESERVE	TOTAL
	-----	-----	-----
TOTAL ASSETS	33,370.94	262,047.75	295,418.69
	=====	=====	=====

CARLTON FOREST ASSOCIATION
 B A L A N C E S H E E T
 December 2023

		OPERATING	RESERVE	TOTAL
	CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	493.92		493.92
2020	ACCRUED ESTIMATED EXPENSES	12,000.00		12,000.00
2130	PREPAID ASSESSMENTS	15,480.22		15,480.22
		-----	-----	-----
		27,974.14	0.00	27,974.14
	RESTRICTED EQUITY - RESERVES			
2271	RESERVES - POOLED		345,030.82	345,030.82
	SPENT FROM RESERVES			
2530	RESERVES - LIGHTING		(82,983.07)	(82,983.07)
		-----	-----	-----
		0.00	262,047.75	262,047.75
	OPERATING EQUITY			
2650	PRIOR YEAR SURPLUS (DEFICIT)	18,564.25		18,564.25
2670	CURRENT YEAR SURPLUS (DEFICIT)	(13,167.45)		(13,167.45)
		-----	-----	-----
		5,396.80	0.00	5,396.80
		-----	-----	-----
	TOTAL LIABILITIES & EQUITY	33,370.94	262,047.75	295,418.69
		=====	=====	=====

CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							

OPERATING INCOME							

4020 ASSESSMENTS - MONTHLY	20,893.50	20,893.50	0.00	250,722.00	250,722.00	0.00	250,722
4060 LATE CHARGES	50.00	41.67	8.33	975.00	500.00	475.00	500
4100 INTEREST - OPERATING	0.00	33.33	- 33.33	46.17	400.00	-353.83	400
4162 EXPENSE REIMBURSEMENT	0.00	166.67	-166.67	0.00	2,000.00	-2,000.00	2,000
4293 LEGAL/COLLECTION	0.00	0.00	0.00	2,202.83	0.00	2,202.83	0
4340 INTEREST - RESERVES	380.75	0.00	380.75	3,370.09	0.00	3,370.09	0
4350 INTEREST ALLOC TO RESERVES	-380.75	0.00	-380.75	-3,370.09	0.00	-3,370.09	0

4970	20,943.50	21,135.17	-191.67	253,946.00	253,622.00	324.00	253,622

4980 TOTAL INCOME	20,943.50	21,135.17	-191.67	253,946.00	253,622.00	324.00	253,622

EXPENSES							

BUILDING MAINTENANCE							

5010 BUILDING MAINTENANCE	1,345.00	750.00	595.00	24,140.00	9,000.00	15,140.00	9,000
5060 PLUMBING REPAIRS	0.00	750.00	-750.00	3,065.00	9,000.00	-5,935.00	9,000
5080 ELECTRICAL REPAIRS	350.00	0.00	350.00	2,248.00	0.00	2,248.00	0
5105 BUILDING PAINTING	0.00	0.00	0.00	21,143.70	20,000.00	1,143.70	20,000
5164 GARAGE DOOR REPLACEMENT	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000
5172 GARAGE REPAIRS	765.00	0.00	765.00	2,225.00	1,000.00	1,225.00	1,000
5250 EXTERIOR PEST CONTROL	54.69	166.67	-111.98	821.37	2,000.00	-1,178.63	2,000

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CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7999	4,049.25	508.33	3,540.92	70,116.87	54,100.00	16,016.87	54,100
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,490.00	1,490.00	0.00	17,880.00	17,880.00	0.00	17,880
8040 POSTAGE	67.95	15.00	52.95	408.58	300.00	108.58	300
8042 MAILING FEE	0.00	200.00	-200.00	0.00	400.00	-400.00	400
8058 OFFICE EXPENSE GENERAL	0.00	0.00	0.00	0.00	175.00	-175.00	175
8060 COPIES/PRINTING/SUPPLIES	307.80	16.75	291.05	1,003.65	201.00	802.65	201
8081 ACCOUNTING SERVICES	0.00	0.00	0.00	1,440.00	1,440.00	0.00	1,440
8100 LEGAL EXPENSE	0.00	66.67	- 66.67	1.83	800.00	-798.17	800
8106 LEGAL EXPENSE - COLLECTIONS	0.00	0.00	0.00	2,344.58	0.00	2,344.58	0
8230 BANK CHARGES	0.00	0.00	0.00	- 10.00	0.00	- 10.00	0
8244 PRIOR YEAR EXPENSES	0.00	0.00	0.00	1,475.00	0.00	1,475.00	0
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	0.00	0.00	65.00	20.00	45.00	20
8479	1,865.75	1,788.42	77.33	24,608.64	21,216.00	3,392.64	21,216
INSURANCE							
8482 D&O INSURANCE	0.00	0.00	0.00	0.00	2,100.00	-2,100.00	2,100
8489 LIABILITY INSURANCE	1,446.62	1,416.67	29.95	21,836.08	17,000.00	4,836.08	17,000
8490 WORKERS COMPENSATION	0.00	0.00	0.00	575.00	575.00	0.00	575
8499	1,446.62	1,416.67	29.95	22,411.08	19,675.00	2,736.08	19,675

CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	2,246.33	2,246.33	0.00	26,956.00	26,956.00	0.00	26,956
9299	2,246.33	2,246.33	0.00	26,956.00	26,956.00	0.00	26,956
9980 TOTAL EXPENSES	16,727.64	13,031.42	3,696.22	267,113.45	253,622.00	13,491.45	253,622
9990 GAIN (LOSS)	4,215.86	8,103.75	3,887.89	(13,167.45)	0.00	13,167.45	0

CARLTON FOREST ASSOCIATION
BALANCE SHEET
December 2024

	OPERATING	RESERVE	INS PROCEEDS	TOTAL
CURRENT ASSETS				
1015 SMARTSTREET-BOC - CKG/ICS - OPERATING	22,885.59			22,885.59
1016 SMARTSTREET-BOC - CKG/ICS - S/A RESERVE		218.79		218.79
1020 SMARTSTREET-BOC - CKG/ICS - INS CLAIM			2,385.08	2,385.08
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		190,253.93		190,253.93
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	22,885.59	190,472.72	2,385.08	215,743.39
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	657.34			657.34
	-----	-----	-----	-----
	657.34	0.00	0.00	657.34
PREPAID ASSETS				
	-----	-----	-----	-----
	0.00	0.00	0.00	0.00
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TOTAL ASSETS	23,542.93	190,472.72	2,385.08	216,400.73
	=====	=====	=====	=====

CARLTON FOREST ASSOCIATION
B A L A N C E S H E E T
December 2024

	OPERATING	RESERVE	INS PROCEEDS	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	3,025.00			3,025.00
2020 ACCRUED ESTIMATED EXPENSES	12,501.00			12,501.00
2070 INSURANCE PROCEEDS			23,285.81	23,285.81
2071 SPENT FROM INSURANCE PROCEEDS			(20,900.73)	(20,900.73)
2130 PREPAID ASSESSMENTS	14,569.06			14,569.06
2131 PREPAID OPERATIONAL ASSMNTS - RESERVES		218.79		218.79
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	30,095.06	218.79	2,385.08	32,698.93
RESTRICTED EQUITY - RESERVES				
2271 RESERVES - POOLED		296,321.18		296,321.18
SPENT FROM RESERVES				
2450 RESERVES - ROADS		(66,163.00)		(66,163.00)
2530 RESERVES - LIGHTING		(27,924.25)		(27,924.25)
2550 RESERVES - IRRIGATION		(11,980.00)		(11,980.00)
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	0.00	190,253.93	0.00	190,253.93
OPERATING EQUITY				
2650 PRIOR YEAR SURPLUS (DEFICIT)	5,396.80			5,396.80
2670 CURRENT YEAR SURPLUS (DEFICIT)	(11,948.93)			(11,948.93)
	-----	-----	-----	-----
	(6,552.13)	0.00	0.00	(6,552.13)
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TOTAL LIABILITIES & EQUITY	23,542.93	190,472.72	2,385.08	216,400.73
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CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	22,042.75	22,042.75	0.00	264,513.00	264,513.00	0.00	264,513
4060 LATE CHARGES	60.00	0.00	60.00	565.00	0.00	565.00	0
4293 LEGAL/COLLECTION	167.50	0.00	167.50	1,284.75	0.00	1,284.75	0
4340 INTEREST - RESERVES	146.32	0.00	146.32	2,533.43	0.00	2,533.43	0
4350 INTEREST ALLOC TO RESERVES	-146.32	0.00	-146.32	-2,533.43	0.00	-2,533.43	0
4970	22,270.25	22,042.75	227.50	266,362.75	264,513.00	1,849.75	264,513
4980 TOTAL INCOME	22,270.25	22,042.75	227.50	266,362.75	264,513.00	1,849.75	264,513
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	305.00	750.00	-445.00	19,420.00	9,000.00	10,420.00	9,000
5060 PLUMBING REPAIRS	0.00	584.00	-584.00	1,430.00	7,000.00	-5,570.00	7,000
5080 ELECTRICAL REPAIRS	1,510.00	0.00	1,510.00	8,707.52	2,000.00	6,707.52	2,000
5105 BUILDING PAINTING	0.00	0.00	0.00	23,279.00	20,000.00	3,279.00	20,000
5113 DRYER VENT MAINTENANCE	0.00	0.00	0.00	400.00	0.00	400.00	0
5164 GARAGE DOOR REPLACEMENT	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000
5172 GARAGE REPAIRS	540.00	0.00	540.00	3,604.00	1,100.00	2,504.00	1,100
5250 EXTERIOR PEST CONTROL	60.16	125.00	- 64.84	1,755.51	1,500.00	255.51	1,500
5352 FIRE ALARM MONITORING	0.00	500.00	-500.00	13,449.00	6,000.00	7,449.00	6,000

CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5450 SPECIAL CARPENTRY WORK	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	3,000
5560 ROOFING	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000
5610 GUTTER REPAIR	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000
5799	2,415.16	1,959.00	456.16	72,045.03	54,600.00	17,445.03	54,600

GROUNDS MAINTENANCE							

6040 CONTRACTED LAWN SERVICE	0.00	0.00	0.00	28,550.04	28,550.00	0.04	28,550
6041 GROUNDS MAINTENANCE	0.00	584.00	-584.00	5,445.00	7,000.00	-1,555.00	7,000
6100 FERTILIZER	0.00	0.00	0.00	0.00	5,950.00	-5,950.00	5,950
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	0.00	0.00	16,772.50	5,000.00	11,772.50	5,000
6198 CONCRETE REPAIR & MAINT	0.00	0.00	0.00	0.00	3,500.00	-3,500.00	3,500
6201 TREES/SOD/PLANTS	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000
6229 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	3,500.00	-3,500.00	3,500
6340 LAKE/WATERWAY MAINTENANCE	80.00	0.00	80.00	1,569.75	1,705.00	-135.25	1,705
6353 SNOW SERVICES	3,700.00	3,700.00	0.00	18,500.00	18,500.00	0.00	18,500
6410 STREET LIGHT MAINTENANCE	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000
6599	3,780.00	4,284.00	-504.00	70,837.29	76,705.00	-5,867.71	76,705

UTILITIES							

7910 ELECTRIC	319.78	500.00	-180.22	3,718.91	6,000.00	-2,281.09	6,000
7920 WATER/SEWER	4,167.00	4,167.00	0.00	49,849.10	50,000.00	-150.90	50,000
7999	4,486.78	4,667.00	-180.22	53,568.01	56,000.00	-2,431.99	56,000

CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,600.00	1,600.00	0.00	19,200.00	19,200.00	0.00	19,200
8040 POSTAGE	8.97	140.00	-131.03	268.41	415.00	-146.59	415
8058 OFFICE EXPENSE GENERAL	0.00	100.00	-100.00	0.00	1,204.00	-1,204.00	1,204
8060 COPIES/PRINTING/SUPPLIES	2.60	58.83	- 56.23	307.80	706.00	-398.20	706
8081 ACCOUNTING SERVICES	0.00	0.00	0.00	1,560.00	1,560.00	0.00	1,560
8100 LEGAL EXPENSE	252.00	800.00	-548.00	7,242.25	800.00	6,442.25	800
8106 LEGAL EXPENSE - COLLECTIONS	0.00	0.00	0.00	841.00	0.00	841.00	0
8180 INCOME TAX	407.26	0.00	407.26	407.26	0.00	407.26	0
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	0.00	0.00	65.00	0.00	65.00	0
8479	2,270.83	2,698.83	-428.00	29,891.72	23,885.00	6,006.72	23,885
INSURANCE							
8482 D&O INSURANCE	0.00	0.00	0.00	0.00	2,330.00	-2,330.00	2,330
8489 LIABILITY INSURANCE	45.00	1,519.00	-1,474.00	19,654.63	18,678.00	976.63	18,678
8490 WORKERS COMPENSATION	0.00	0.00	0.00	575.00	575.00	0.00	575
8499	45.00	1,519.00	-1,474.00	20,229.63	21,583.00	-1,353.37	21,583
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	2,645.00	2,645.00	0.00	31,740.00	31,740.00	0.00	31,740
9299	2,645.00	2,645.00	0.00	31,740.00	31,740.00	0.00	31,740

CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
DECEMBER 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
9980 TOTAL EXPENSES	15,642.77	17,772.83	-2,130.06	278,311.68	264,513.00	13,798.68	264,513
9990 GAIN (LOSS)	6,627.48	4,269.92	(2,357.56)	(11,948.93)	0.00	11,948.93	0

CARLTON FOREST ASSOCIATION
B A L A N C E S H E E T
November 2025

	OPERATING	RESERVE	INS PROCEEDS	TOTAL
CURRENT ASSETS				
1010 ENTERPRISE BK/TR - CHECKING - PRIMARY	24,129.66			24,129.66
1011 ENTERPRISE BK/TR - CHECKING - RESERVE		8,996.04		8,996.04
1012 ENTERPRISE BK/TR - CKG/ICS- INS PROCEEDS			6,460.08	6,460.08
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		161,956.53		161,956.53
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	24,129.66	170,952.57	6,460.08	201,542.31
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	2,741.93			2,741.93
1220 OPERATIONAL ASSESSMENT-RESERVE		1,261.85		1,261.85
1250 LEGAL FEES	159.75			159.75
1280 DUE FROM OPERATING TO RESERVE		2,446.15		2,446.15
	-----	-----	-----	-----
	2,901.68	3,708.00	0.00	6,609.68
PREPAID ASSETS				
	-----	-----	-----	-----
	0.00	0.00	0.00	0.00
	-----	-----	-----	-----
TOTAL ASSETS	27,031.34	174,660.57	6,460.08	208,151.99
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CARLTON FOREST ASSOCIATION
B A L A N C E S H E E T
November 2025

	OPERATING	RESERVE	INS PROCEEDS	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	11,545.25			11,545.25
2013 ACCOUNTS PAYABLE - RESERVE		37,590.00		37,590.00
2020 ACCRUED ESTIMATED EXPENSES	2,903.00			2,903.00
2070 INSURANCE PROCEEDS			27,360.81	27,360.81
2071 SPENT FROM INSURANCE PROCEEDS			(20,900.73)	(20,900.73)
2130 PREPAID ASSESSMENTS	5,877.16			5,877.16
2131 PREPAID OPERATIONAL ASSMNTS - RESERVES		307.82		307.82
	-----	-----	-----	-----
	20,325.41	37,897.82	6,460.08	64,683.31
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		1,428.99		1,428.99
2270 RESERVES - REPLACEMENT		22,537.50		22,537.50
2271 RESERVES - POOLED		219,454.08		219,454.08
SPENT FROM RESERVES				
2450 RESERVES - ROADS		(33,390.00)		(33,390.00)
2518 RESERVES - FIRE ALARM SPRINKLER		(73,267.82)		(73,267.82)
	-----	-----	-----	-----
	0.00	136,762.75	0.00	136,762.75
OPERATING EQUITY				
2650 PRIOR YEAR SURPLUS (DEFICIT)	(6,552.13)			(6,552.13)
2670 CURRENT YEAR SURPLUS (DEFICIT)	13,258.06			13,258.06
	-----	-----	-----	-----
	6,705.93	0.00	0.00	6,705.93
	-----	-----	-----	-----
TOTAL LIABILITIES & EQUITY	27,031.34	174,660.57	6,460.08	208,151.99
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CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
NOVEMBER 2025

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							

OPERATING INCOME							

4020 ASSESSMENTS - MONTHLY	23,144.75	23,144.75	0.00	254,592.25	254,592.25	0.00	277,737
4040 SECONDARY ASSESSMENTS	1,858.59	2,049.75	-191.16	22,738.41	22,547.25	191.16	24,597
4060 LATE CHARGES	60.00	0.00	60.00	643.47	0.00	643.47	0
4292 COVENANT VIOLATION FINES	0.00	0.00	0.00	100.00	0.00	100.00	0
4293 LEGAL/COLLECTION	159.75	0.00	159.75	159.75	0.00	159.75	0
4340 INTEREST - RESERVES	123.33	0.00	123.33	1,428.99	0.00	1,428.99	0
4350 INTEREST ALLOC TO RESERVES	-123.33	0.00	-123.33	-1,428.99	0.00	-1,428.99	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	150.00	0.00	150.00	1,875.00	0.00	1,875.00	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	-150.00	0.00	-150.00	-1,875.00	0.00	-1,875.00	0
4433 INSURANCE CLAIM PROCEEDS	0.00	0.00	0.00	22,914.31	0.00	22,914.31	0

4970	25,223.09	25,194.50	28.59	301,148.19	277,139.50	24,008.69	302,334

4980 TOTAL INCOME	25,223.09	25,194.50	28.59	301,148.19	277,139.50	24,008.69	302,334

EXPENSES							

BUILDING MAINTENANCE							

5010 BUILDING MAINTENANCE	2,646.00	1,250.00	1,396.00	18,854.94	13,750.00	5,104.94	15,000
5060 PLUMBING REPAIRS	3,135.00	584.00	2,551.00	6,597.00	6,416.00	181.00	7,000
5080 ELECTRICAL REPAIRS	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000
5105 BUILDING PAINTING	250.00	0.00	250.00	32,063.60	23,000.00	9,063.60	23,000

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CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
NOVEMBER 2025

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7960 GAS-BUILDING	0.00	0.00	0.00	150.00	0.00	150.00	0
7999	3,160.27	4,500.33	-1,340.06	41,794.63	49,499.67	-7,705.04	54,000
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,650.00	1,650.00	0.00	18,150.00	18,150.00	0.00	19,800
8040 POSTAGE	13.32	20.00	- 6.68	387.81	300.00	87.81	500
8058 OFFICE EXPENSE GENERAL	0.00	100.00	-100.00	225.00	1,100.00	-875.00	1,200
8060 COPIES/PRINTING/SUPPLIES	2.40	10.00	- 7.60	898.72	195.00	703.72	656
8069 TECHNOLOGY FEE	0.00	25.00	- 25.00	50.00	275.00	-225.00	300
8081 ACCOUNTING SERVICES	0.00	0.00	0.00	1,710.00	1,710.00	0.00	1,710
8100 LEGAL EXPENSE	670.00	0.00	670.00	3,763.50	0.00	3,763.50	1,000
8106 LEGAL EXPENSE - COLLECTIONS	159.75	0.00	159.75	159.75	0.00	159.75	0
8132 INSURANCE CLAIM EXPENSE	0.00	0.00	0.00	32,914.31	0.00	32,914.31	0
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	0.00	0.00	75.00	440.00	-365.00	440
8415 SHARED EXPENSES	0.00	0.00	0.00	-5,920.69	0.00	-5,920.69	0
8479	2,495.47	1,805.00	690.47	52,413.40	22,170.00	30,243.40	25,606
INSURANCE							
8489 LIABILITY INSURANCE	16,930.70	1,922.91	15,007.79	31,277.00	21,152.01	10,124.99	23,074
8490 WORKERS COMPENSATION	0.00	0.00	0.00	575.00	575.00	0.00	575
8499	16,930.70	1,922.91	15,007.79	31,852.00	21,727.01	10,124.99	23,649

CARLTON FOREST ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
NOVEMBER 2025

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
RESTRICTED TRANSFERS TO RESERVES							
9170 RESERVE FOR REPLACEMENT	1,858.59	2,049.75	-191.16	22,955.07	22,547.25	407.82	24,597
9171 POOLED RESERVES	2,446.15	2,446.15	0.00	26,907.58	26,907.58	0.00	29,353
9299	4,304.74	4,495.90	-191.16	49,862.65	49,454.83	407.82	53,950
9980 TOTAL EXPENSES	28,858.11	16,633.14	12,224.97	287,890.13	281,469.51	6,420.62	302,334
9990 GAIN (LOSS)	(3,635.02)	8,561.36	12,196.38	13,258.06	(4,330.01)	(17,588.07)	0

061050 CARLTON FOREST ASSOCIATION RUN JAN 26, 2026

COA-DV	VEND #	VENDOR NAME	VOUCHER #	INVOICE	INV DATE	ENTRY DATE	AMOUNT	DESCRIPTION	FROM	PAID ON	PAID WITH	

***6040	CONTRACTED LAWN SERVICE		2025 ANNUAL BUDGET=		30,995.00							
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	2A1D61	monthly	04/03/2023	04/30/2023	4,758.34	2023 Lawn Contract	1015	04/05/2023	CHK# 100001
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	A7692E	monthly	05/03/2023	05/31/2023	4,758.34	2023 Lawn Contract	1015	05/04/2023	CHK# 100014
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	1EC7DF	monthly	06/03/2023	06/30/2023	4,758.34	2023 Lawn Contract	1015	06/14/2023	CHK# 100024
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	AE719F	monthly	07/03/2023	07/31/2023	4,758.34	2023 Lawn Contract	1015	07/07/2023	CHK# 100033
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	08215F	monthly	08/03/2023	08/31/2023	4,758.34	2023 Lawn Contract	1015	08/04/2023	CHK# 100044
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	22A43F	monthly	09/03/2023	09/30/2023	4,758.34	2023 Lawn Contract	1015	09/07/2023	CHK# 100061
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	4166A0	monthly	05/03/2024	05/31/2024	4,758.34	2024 Lawn Contract	1015	05/06/2024	CHK# 100139
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	4780DA	monthly	06/03/2024	06/30/2024	4,758.34	2024 Lawn Contract	1015	06/05/2024	CHK# 100147
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	D1CC70	monthly	07/03/2024	07/31/2024	4,758.34	2024 Lawn Contract	1015	07/08/2024	CHK# 100155
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	E379E3	monthly	08/03/2024	08/31/2024	4,758.34	2024 Lawn Contract	1015	08/09/2024	CHK# 100165
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	AA1F85	monthly	09/03/2024	09/30/2024	4,758.34	2024 Lawn Contract	1015	09/20/2024	CHK# 100177
6040-	0	971DD8	GREAT OAKS MAINTENANCE & HO	01ED81	monthly	10/03/2024	10/31/2024	4,758.34	2024 Lawn Contract	1015	11/11/2024	CHK# 100188
6040-	0	G03831	Brightview Landscape Servic	32D085	9350570	05/01/2025	05/31/2025	4,779.17	MAY 2025 LANDSCAPE MAINT	1010	05/08/2025	CHK# 10033
6040-	0	G03831	Brightview Landscape Servic	889EF4	9350558	04/01/2025	05/31/2025	4,779.17	APR 2025 LANDSCAPE MAINT	1010	05/08/2025	CHK# 10033
6040-	0	G03831	Brightview Landscape Servic	E49C3C	9374621	06/01/2025	06/30/2025	4,779.17	JUNE 2025 LANDSCAPE MAINT	1010	06/03/2025	CHK# 10040
6040-	0	G03831	Brightview Landscape Servic	2A117C	9408007	07/01/2025	07/31/2025	4,779.17	JUL 2025 LANDSCAPE MAINT	1010	07/01/2025	CHK# 10045
6040-	0	G03831	Brightview Landscape Servic	6609F5	9444568	08/01/2025	08/31/2025	4,779.17	AUG 5/6 2025 Landscape Mainten	1010	08/14/2025	CHK# 10057
6040-	0	G03831	Brightview Landscape Servic	66F294	9480472	09/01/2025	09/30/2025	4,779.17	Sept 5/5 2025 Landscape Mainte	1010	09/04/2025	CHK# 10063

							85,775.10					
***6041	GROUNDS MAINTENANCE		2025 ANNUAL BUDGET=		4,200.00							
6041-	0	73CE82	RICKS OUTDOOR SERVICES LLC	52993C	54653	09/28/2023	09/30/2023	50.00	PUT SANITARY SEWER COVER BACK	1015	10/06/2023	CHK# 100071
6041-	0	971DD8	GREAT OAKS MAINTENANCE & HO	C97468	39047	09/27/2023	09/30/2023	275.00	STRAIGHTEN & STAKE LEANING TRE	1015	10/03/2023	CHK# 100069
6041-	0	73CE82	RICKS OUTDOOR SERVICES LLC	EEA160	55205	03/13/2024	03/31/2024	350.00	FRONT ENTRANCE DEBRIS DISPOSAL	1015	03/20/2024	CHK# 100124
6041-	0	73CE82	RICKS OUTDOOR SERVICES LLC	AE593F	55553	06/09/2024	06/30/2024	200.00	CUT OFF GROUNDING ROD	1015	06/13/2024	CHK# 100149
6041-	0	971DD8	GREAT OAKS MAINTENANCE & HO	A893D3	45843	07/25/2024	07/31/2024	4,895.00	TURF REPAIRS	1015	08/05/2024	CHK# 100164
6041-	0	73CE82	Ricks Outdoor Services LLC	A75C10	58363	12/09/2025	12/31/2025	150.00	WO #296 28122 CARLTON WAY REM	1010	12/24/2025	CHK# 10093

							5,920.00					
***6100	FERTILIZER		2025 ANNUAL BUDGET=		6,252.00							
6100-	0	971DD8	GREAT OAKS MAINTENANCE & HO	AE6CF7	34726	04/15/2023	04/30/2023	850.00	APR 2023 LAWN FERTILIZATION &	1015	04/24/2023	CHK# 100010
6100-	0	971DD8	GREAT OAKS MAINTENANCE & HO	23C9E5	35083	05/01/2023	05/31/2023	1,229.04	MAY 2023 LANDSCAPE MAINT	1015	05/04/2023	CHK# 100014
6100-	0	971DD8	GREAT OAKS MAINTENANCE & HO	33E2A2	35875	06/01/2023	06/30/2023	1,229.04	JUN 2023 LANDSCAPE MAINT	1015	06/14/2023	CHK# 100024
6100-	0	971DD8	GREAT OAKS MAINTENANCE & HO	05287E	36923	07/01/2023	07/31/2023	1,229.04	JULY 2023 LAWN FERTILIZATION/	1015	07/07/2023	CHK# 100033

061050 CARLTON FOREST ASSOCIATION RUN JAN 26, 2026

COA-DV	VEND #	VENDOR NAME	VOUCHER #	INVOICE	INV DATE	ENTRY DATE	AMOUNT	DESCRIPTION	FROM	PAID ON	PAID WITH		
6100- 0	971DD8	GREAT OAKS MAINTENANCE & HO	07983E	37638	08/01/2023	08/31/2023	1,229.04	AUG 2023 LAWN FERT INSECTICIDE	1015	08/08/2023	CHK#	100049	
6100- 0	971DD8	GREAT OAKS MAINTENANCE & HO	ECF339	38459	09/01/2023	09/30/2023	1,229.04	SEPT 2023 LAWN FERTILIZATION	1015	09/20/2023	CHK#	100063	

							6,995.20						
***6120 IRRIGATION MAINTENANCE & REPAIR			2025 ANNUAL BUDGET=		5,000.00								
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	324E62	35449	05/04/2023	05/31/2023	825.00	05/04/23 IRRIGATION SPRING AC	1015	05/10/2023	CHK#	100017	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	8E7C5C	37493	07/20/2023	07/31/2023	150.00	IRRIGATION ADJUSTMENT 28288 CA	1015	07/24/2023	CHK#	100038	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	CAF1AA	39658	10/17/2023	10/31/2023	825.00	Irrigation Winterization	1015	11/08/2023	CHK#	100084	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	689C81	T3863778	05/05/2023	04/30/2024	8,724.50	Irrigation Repair #1	1015	04/05/2024	CHK#	100130	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	1E24E8	45006	07/02/2024	07/31/2024	6,378.00	IRRIGATION REPAIRS - LIGHTNING	1015	09/04/2024	CHK#	100173	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	F4FF60	45174	07/16/2024	07/31/2024	835.00	Irrigation Spring Activation	1015	07/24/2024	CHK#	100161	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	C721ED	46869	09/12/2024	10/31/2024	11,980.00	IRRIGATION REPAIRS	1065	11/21/2024	CHK#	110004	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	08EA42	47713	10/11/2024	10/31/2024	835.00	Irrigation Winterization	1015	11/26/2024	CHK#	100190	
6120- 0	971DD8	GREAT OAKS MAINTENANCE & HO	220	CORRCODE	11/30/2024	11/30/2024	-11,980.00	CCODE FROM 6120 TO 2550	1015	11/30/2024	CHK#	0	
6120- 0	CP21FD	Brightview Landscapes LLC	F435F4	9431978	07/18/2025	07/31/2025	2,300.00	Irrigation Repairs	1010	07/29/2025	CHK#	10051	
6120- 0	73CE82	Ricks Outdoor Services LLC	0C2E70	57564	07/27/2025	07/31/2025	400.00	SPRINKLERS - SYSTEM SHUT OFF	1010	08/01/2025	CHK#	10053	
6120- 0	73CE82	Ricks Outdoor Services LLC	44A26A	57662	08/01/2025	08/31/2025	838.50	WO #257 28131 Carlton- Main Wa	1010	08/14/2025	CHK#	10056	
6120- 0	CP21FD	Brightview Landscapes LLC	3AE63A	9578617	11/19/2025	11/30/2025	530.00	REPAIRED STUCK VALVE	1010	12/03/2025	CHK#	10087	

							22,641.00						
***6198 CONCRETE REPAIR & MAINT			2025 ANNUAL BUDGET=		4,000.00								
6198- 0	ECF075	Lift & Level	9787E3	11.14.25	11/14/2025	12/31/2025	2,625.00	LIFT & LEVEL WALK SLABS - MULT	1010	01/08/2026	CHK#	10096	

							2,625.00						
***6340 LAKE/WATERWAY MAINTENANCE			2025 ANNUAL BUDGET=		1,780.00								
6340- 0	S01300	PLM Lake & Land Management	601E32	4003770	05/08/2023	05/31/2023	297.95	05/08 WEED & ALGAE TREATMENTS	1015	05/24/2023	CHK#	100019	
6340- 0	S01300	PLM Lake & Land Management	0930AE	4004128	06/13/2023	06/30/2023	297.95	06/13/23 PONDS WEED & ALGAE T	1015	06/23/2023	CHK#	100028	
6340- 0	S01300	PLM Lake & Land Management	CE8C4E	4004365	07/13/2023	07/31/2023	297.95	07/13/23 WEED & ALGAE TREATME	1015	07/24/2023	CHK#	100039	
6340- 0	S01300	PLM Lake & Land Management	A7FC81	4004607	08/08/2023	08/31/2023	297.95	08/08/23 WEED & ALGAE TREATME	1015	08/16/2023	CHK#	100052	
6340- 0	S01300	PLM Lake & Land Management	F97D1A	4004742	08/28/2023	08/31/2023	297.95	08/28/23 WEED & ALGAE TREATME	1015	09/18/2023	CHK#	100062	
6340- 0	S01300	PLM Lake & Land Management	156DA9	E20111	12/15/2023	12/31/2023	80.00	PERMIT FEE FOR 2024 SEASON	1015	12/07/2023	CHK#	100094	
6340- 0	S01300	PLM Lake & Land Management	F89271	4005433	05/07/2024	05/31/2024	297.95	05/07/24 Weed & Algae Treatmen	1015	05/23/2024	CHK#	100144	
6340- 0	S01300	PLM Lake & Land Management	914DD4	4005814	06/13/2024	06/30/2024	297.95	06/13/24 WEED & ALGAE TREATME	1015	06/21/2024	CHK#	100152	
6340- 0	S01300	PLM Lake & Land Management	E1CE6F	4006092	07/18/2024	07/31/2024	297.95	07/18/24 WEED & ALGAE TREATME	1015	08/02/2024	CHK#	100163	

061050 CARLTON FOREST ASSOCIATION RUN JAN 26, 2026

COA-DV	VEND #	VENDOR NAME	VOUCHER #	INVOICE	INV DATE	ENTRY DATE	AMOUNT	DESCRIPTION	FROM	PAID ON	PAID WITH
6340- 0	S01300	PLM Lake & Land Management	001A8D	4006338	08/07/2024	08/31/2024	297.95	08/07/24 PONDS ALGAE & WEEDS T	1015	08/16/2024	CHK# 100169
6340- 0	S01300	PLM Lake & Land Management	31DDD8	4006552	08/30/2024	08/31/2024	297.95	08/30/24 POND WEED & ALGE TREA	1015	09/20/2024	CHK# 100178
6340- 0	S01300	PLM Lake & Land Management	30104A	E20697	12/03/2024	12/31/2024	80.00	2025 SEASON PERMIT FEE STATE O	1015	12/11/2024	CHK# 100198
6340- 0	S01300	Plm Lake & Land Management	0E47D1	4007268	05/08/2025	05/31/2025	297.95	05/08/25 WEED & ALGAE POND TR	1010	05/15/2025	CHK# 10036
6340- 0	A16CC3	Carlton Forest II Associati	E33906	4007564	06/09/2025	06/30/2025	297.95	06/09/25 Weed & Algae Treatmen	1010	06/18/2025	CHK# 10041
6340- 0	S01300	Plm Lake & Land Management	F6317A	4007831	07/07/2025	07/31/2025	297.95	07/07/25 WEED & ALGAE PONDS T	1010	07/17/2025	CHK# 10048
6340- 0	S01300	Plm Lake & Land Management	FFD4DA	4008193	08/08/2025	08/31/2025	297.95	08/08/25 WEED/ALGAE POND TREA	1010	08/20/2025	CHK# 10058
6340- 0	S01300	Plm Lake & Land Management	193DFE	4008355	08/26/2025	08/31/2025	297.95	08/26/25 Weed & Algae Treatmen	1010	09/04/2025	CHK# 10064
6340- 0	S01300	Plm Lake & Land Management	13996C	4007564	06/09/2025	12/31/2025	297.95	06/09/25 POND WEED & ALGAE TR	1010	12/12/2025	CHK# 10089

4,927.20

***6353 SNOW SERVICES

2025 ANNUAL BUDGET= 18,500.00

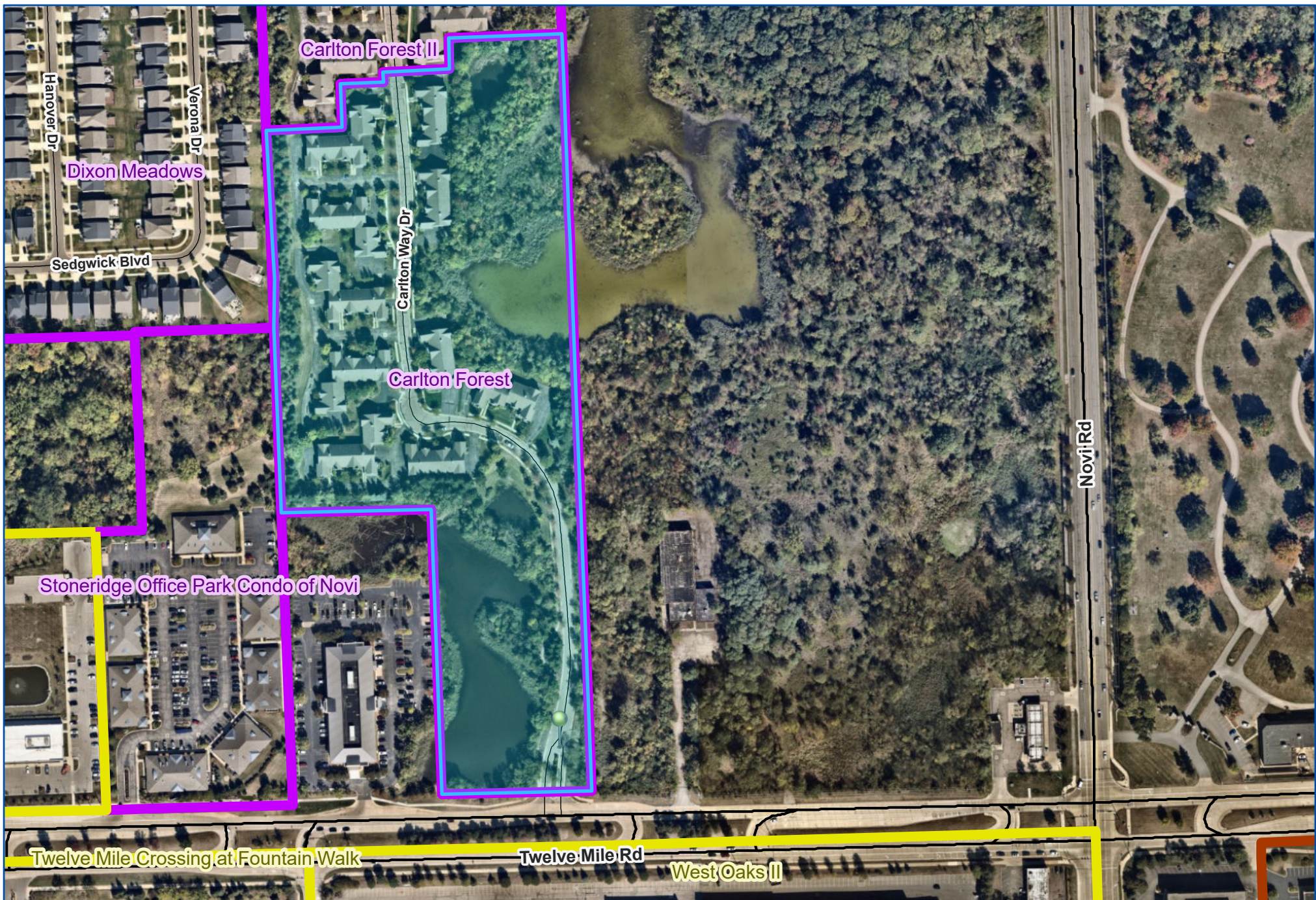
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	1E0642	monthly	04/03/2023	04/30/2023	2,970.00	2022-2023 Snow Contract	1015	04/12/2023	CHK# 100005
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	161F5D	monthly	04/03/2023	04/30/2023	330.00	2022-2023 Snow Contract	1010		
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	F80676	12.1.23	12/01/2023	12/31/2023	3,700.00	2023-2024 Snow Contract	1015	12/19/2023	CHK# 100097
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	34D28A	1.1.24	01/01/2024	12/31/2023	3,700.00	2023-2024 Snow Contract	1015	12/21/2023	CHK# 100099
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	AD8174	2.1.24	02/01/2024	02/29/2024	3,700.00	2023-2024 Snow Contract	1015	02/22/2024	CHK# 100115
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	CE27E8	SNOW	03/01/2024	03/31/2024	3,700.00	2023-2024 Snow Contract	1015	03/04/2024	CHK# 100120
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	6090EC	SNOW	04/01/2024	04/30/2024	1,850.00	2023-2024 Snow Contract	1015	04/10/2024	CHK# 100131
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	D7CFD7	SNOW	04/01/2024	05/31/2024	1,850.00	2023-2024 Snow Contract	1010		
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	FDFA40	SNOW	12/01/2024	12/31/2024	3,700.00	2024-2025 Snow Contract	1015	12/04/2024	CHK# 100195
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	DEA08D	SNOW	01/01/2025	01/31/2025	3,700.00	2024-2025 Snow Contract	1015	01/09/2025	CHK# 100204
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	DEDEA9	SNOW	02/01/2025	02/28/2025	3,700.00	February 2024-2025 Snow Contra	1010	02/07/2025	CHK# 10007
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	A5ECC3	SNOW	03/01/2025	03/31/2025	3,700.00	2024-2025 Snow Contract	1010	03/04/2025	CHK# 10014
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	29F351	SNOW	04/01/2025	04/30/2025	1,850.00	2024-2025 Snow Contract	1010		
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	C4DE57	SNOW	04/01/2025	04/30/2025	1,850.00	2024-2025 Snow Contract	1010	05/01/2025	CHK# 10031
6353- 0	A49C68	ALL SEASONS CONTRACTING INC	EE6993	12.10.25	12/10/2025	12/31/2025	3,700.00	DEC 1of5 5/26 SNOW CONTRACT	1010	12/11/2025	CHK# 10088

44,000.00

TOTAL PAYABLES

172,883.50
=====

IV. Map



Date Printed: 3/13/2026

Map Author:

Scale: 1 inch = 357 feet



Carlton Forest



City of Novi
Civic Center
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

V. Photos (taken by City staff)

















Carlton
FOREST
BILTMORE



Carlton
FOREST
BILTMORE





Carlton
Forest





