

January 31, 2025

Neighborhood Entrance Enhancement Matching Grant Program
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Dear Grant Committee,

We are writing to submit our application for the Neighborhood Entrance Enhancement Matching Grant program through the City of Novi. On behalf of the Vista Hills Association, we are excited about the opportunity to enhance the entrance to our community and contribute to the aesthetic and welcoming atmosphere of our neighborhood.

Vista Hills is a vibrant community with a strong sense of pride and camaraderie among its residents. As our neighborhood continues to strengthen and evolve, we believe that an enhanced entrance will not only improve the visual appeal of our area but also foster a greater sense of community pride and cohesion.

Our proposed project includes the installation of new landscaping. These enhancements will create a warm and inviting entrance that reflects the values and spirit of Vista Hills and the City of Novi. We have attached detailed plans, cost estimates, and the requested supporting materials for your review.

We appreciate your consideration of our application and look forward to the opportunity to work with the City of Novi to bring this project to fruition. Please feel free to contact our Project Leader or email us at vistahillsbod@gmail.com if you have any questions or require additional information.

Thank you for your time and consideration.

Sincerely,



Brandalynn Winchester-Middlebrook
President, Vista Hills Association

**Vista Hills
2024-2025
Board of Directors**

Brandalynn Winchester-
Middlebrook
President

Carrie Glover
Vice President

Kidambi Kannan
Secretary

Dan Myers
Treasurer

Renee Verklan
Director

Attachment 1. Neighborhood Entryway Enhancement Matching Grant Application

City of Novi

Date of application: January 31, 2025

I. Applicant Information

- a. Homeowner's Association or Property Name - **Vista Hills Association**
- b. Age of the subdivision or neighborhood where the work will be done - **29 years**
- c. First-time Applicant? If not, please list the date of last application submission. **No. February 5, 2016**
- d. Project Leader
 - **Kidambi Kannan, Secretary - Vista Hills Association Board of Directors**
 - **28840 Hearthstone Drive, Novi, MI 48377**
 - **(248) 379-9974; kidambiskannan@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.

The project plan is to refresh the existing and aging landscaping at both entrances of the Vista Hills Subdivision, which has been in place since 2016. The South entrance is Sandstone Drive,, across from Old Novi Road, off Novi Road, and the North entrance is Ledgeview Drive, off Novi Road.

The plan for the South entrance:

- **Rototill the flower bed, and add compost**
- **Remove and replace some existing plants, including the handful of buckthorns on the north side of the South entrance**
- **Thicken the hedgeline with additional shrubs**
- **Add new plants and grasses (perennials) outside the flower bed**

The plan for the North entrance:

- **Rototill the flower bed, and add compost**
- **remove and replace some existing plants**
- **reconfigure the existing hedgeline by moving it around / behind the lighting for the Vista Hills sign**

- add shrubs of to the reconfigured hedgeline to thicken
- add new plants and grasses (perennials) outside the flower bed

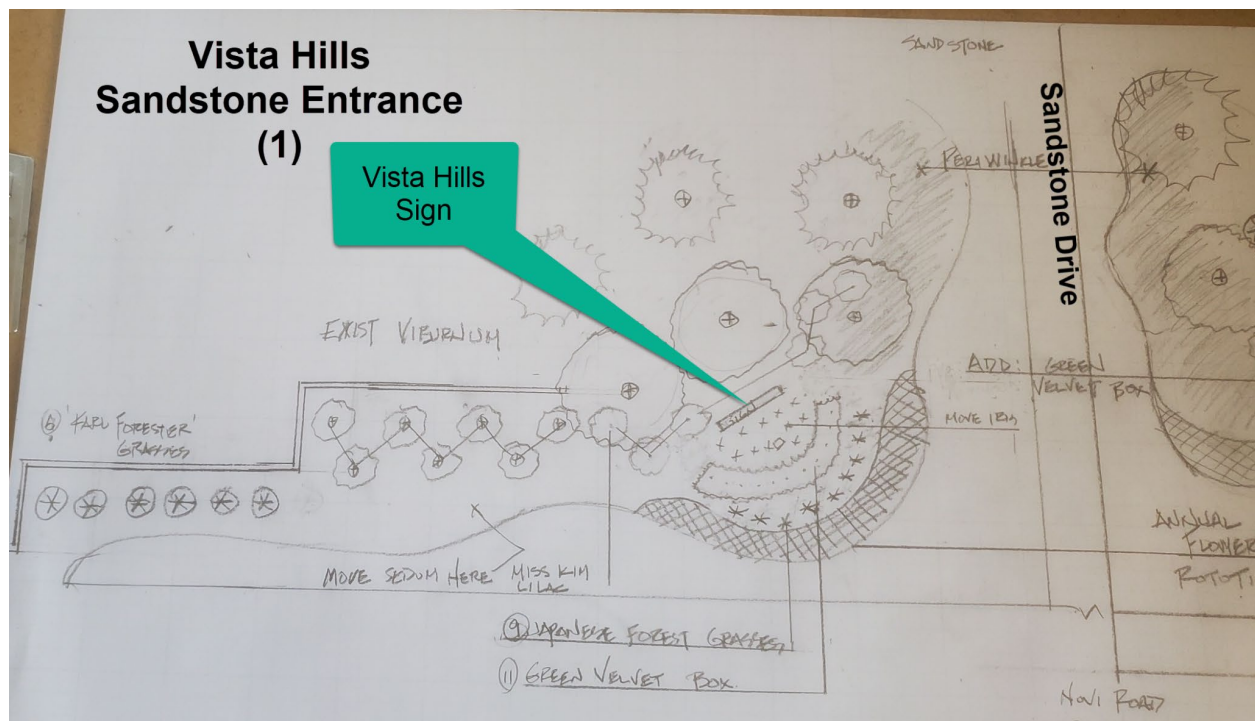
Our landscaping at the entrances is clearly in need of a substantial refresh that will also improve its maintainability with greater use of perennials, and measures for weed reduction and control. Our annual efforts, since the last refresh in 2016, have focussed mainly on weed control and the planting of annuals.

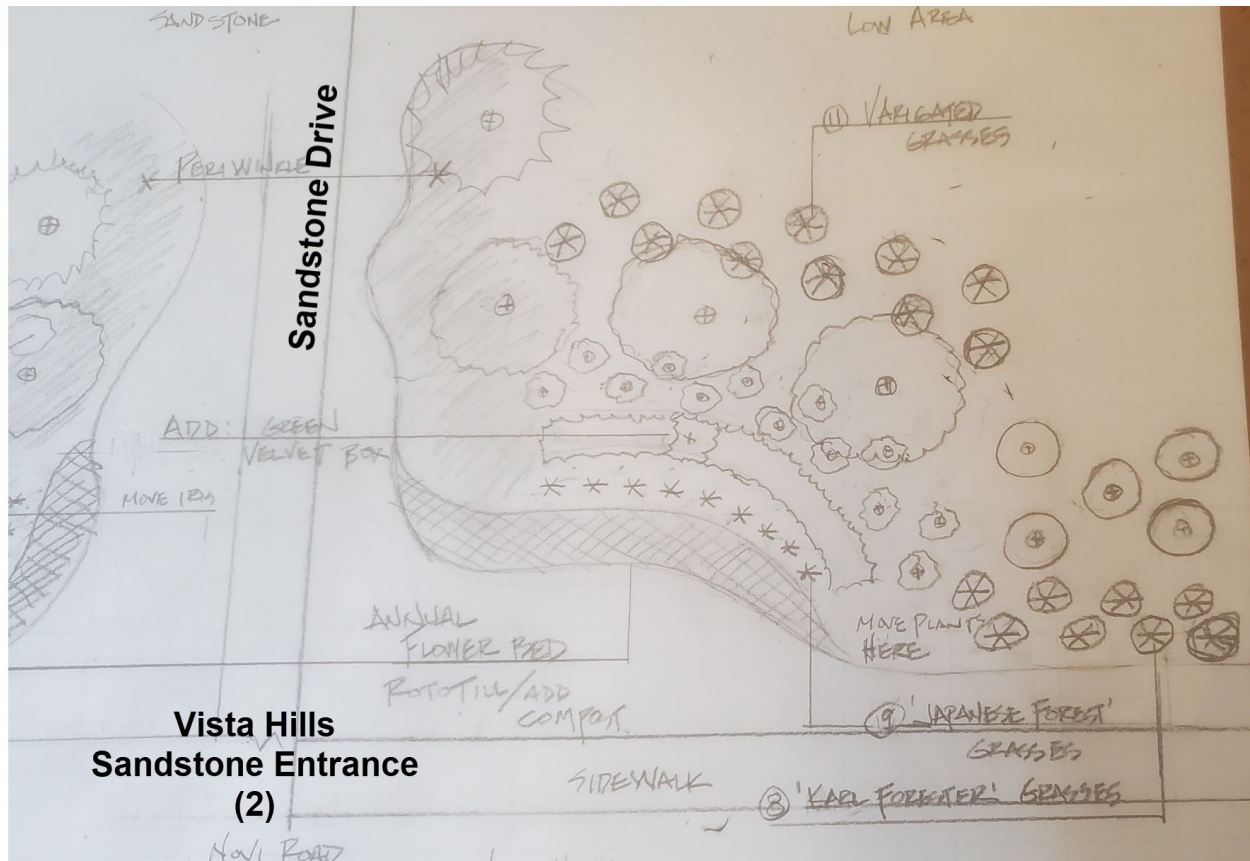
Our South entrance is at an important and visible intersection en route to the recently expanded and enhanced Pavilion Park, and to the very popular Lake Shore Park and recreation areas. We therefore feel that the City of Novi will also greatly benefit from the planned updates to the landscaping at this and our North entrance.

The Vista Hills Association has painstakingly maintained the original wood fence to the subdivision along Novi Road, and is planning a full replacement of the same using no-maintenance materials such as Trex / Timbertech or similar in the next two years.

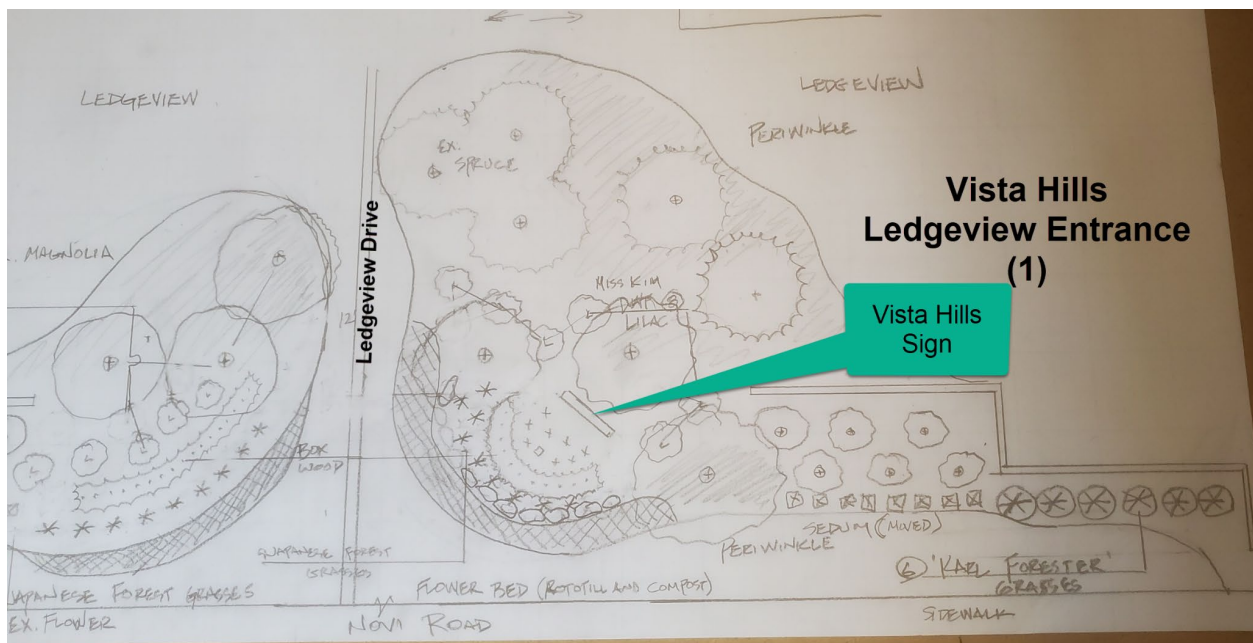
b. Attach project planning documents such as landscaping drawings, plans, maps, and photos of the project area.

Planned refresh at the South entrance (Sandstone):

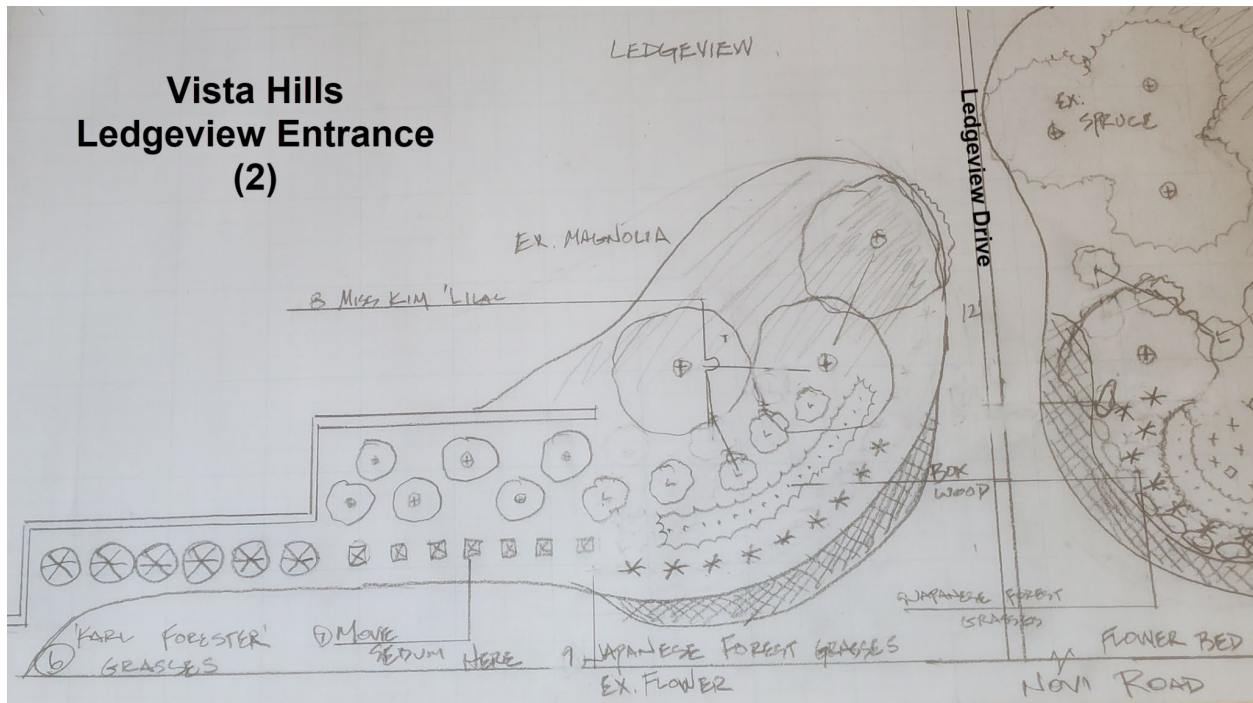




Planned refresh at the North (Ledgerview) entrance:



Vista Hills Ledgeview Entrance (2)



Current photos - Sandstone Entrance:



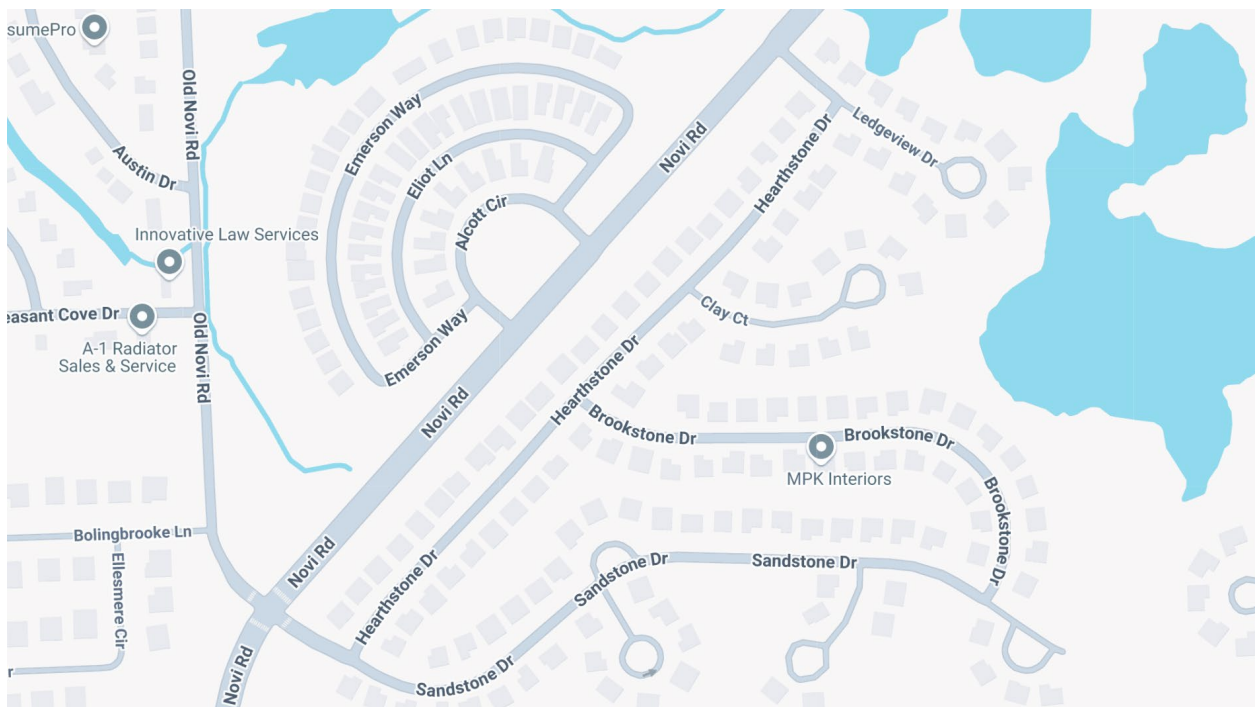
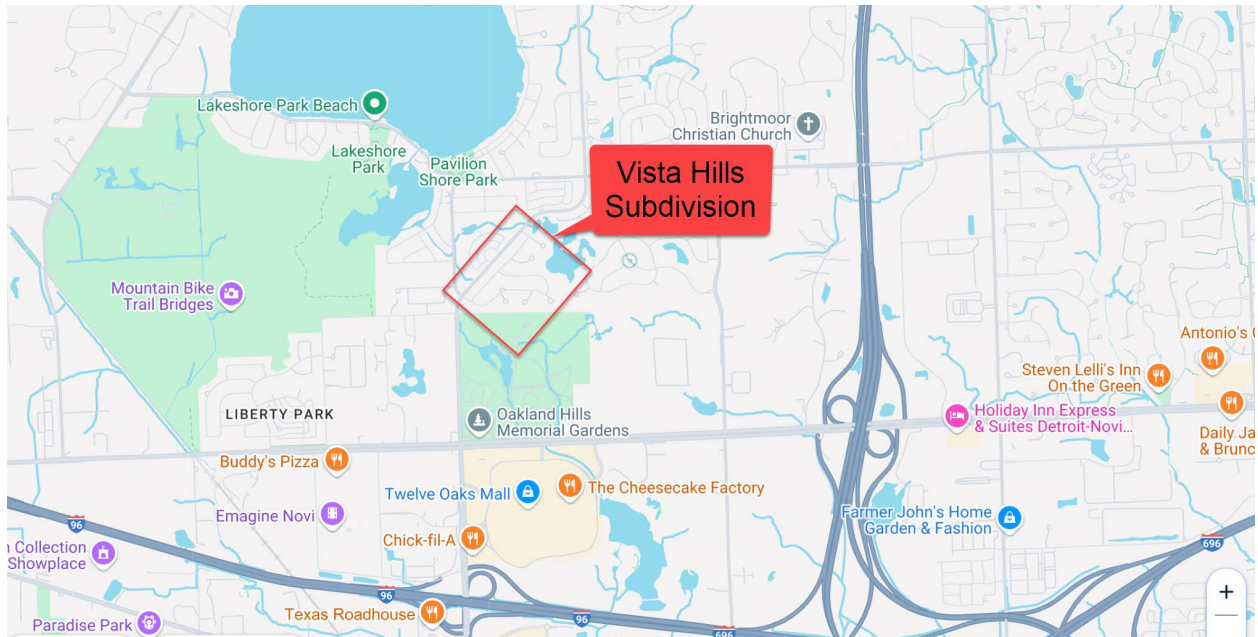


Current Photo - Ledgeview entrance:



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. City maps can be found on the City of Novi website's map gallery.

The project will take place at the two entrances to the Vista Hills Association subdivision at Novi Road & Sandstone & Novi Road & Ledgeview.



d. Explain how the project meets the review criteria listed in the Grant Selection Criteria & Evaluation Process section. Describe how the project has taken into consideration any elements that would positively and/or negatively affect the surrounding environment.

Criteria:

City of Novi Map



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi.

Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 288 feet



Map Print Date:
3/7/2025



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

City of Novi Map



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 288 feet



Map Print Date:
3/7/2025



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

1. To qualify, projects must be located at the entrance of to a neighborhood, clearly visible from the public right-of-way. Eligible projects may be either new construction or installation of physical improvements or a rehabilitation of existing improvements. Examples include entryway signage, updated landscape beds, benches, and streetscape amenities. Work involving routine maintenance, installation or removal of annual plants, or other recurring tasks is not eligible.

Vista Hills entrances are on Novi Road. It involves rehabilitation of improvements undertaken about nine years ago. There will be no signage changes, nor will this project involve routine maintenance.

2. The project must comply with City of Novi ordinances and regulations, Novi Residential Entryway Signage requirements, and state and local laws.

This project keeps the current footprint of landscape at the entrances, makes no changes to signage, and will ensure that no invasive plant species are used.

3. If there is an impact on property owners or other non-city agencies (e.g., road commission) written permission and approval of the project from the appropriate entity must be obtained and provided.

The planned beautification is expected to have nothing but a beneficial impact on homeowners in the subdivision, and nothing else.

4. Projects are encouraged to be environmentally sensitive and be of a sustainable nature. The project may not include the use of invasive species. Please refer to the City's prohibited species list in section 9c of the City's Landscape Design Manual. A list of commonly used invasive species is included as Attachment 3

The project conforms to the above.

5. The neighborhood or Homeowner's Association has not been awarded a grant in the previous two years.

Our last (and only) award was in 2016.

e. Provide a detailed list of all proposed plants, if any, intended to be used in the project. Include the plant's common name and Latin name. Please refer to the City's prohibited species list in section 9c of the City's Landscape Design Manual.

- 1. Green Velvet Hybrid Boxwood**
- 2. Miscanthus Variegated Grasses**
- 3. Karl Forester Grasses**
- 4. Japanese Forest Grass**
- 5. Myrtle**
- 6. Periwinkle**
- 7. Miss Kim Dwarf Lilac**

III. Funding Information

a. Estimated Total Project Costs

Total Cost: \$ 12,066.00

b. Who provided this cost estimate?

• **Tom Thelen, Novi Business Owner – Thelen Landscape Incorporated, B. S. Horticulture, 22699 Deerfield, Novi MI 48375**

• **(248) 348-4464**

c. Total amount of funds requested (50% project costs up to \$5,000 maximum)

Funds Requested: \$ 5,000.00

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.

Additional Cost: \$2,066.00

e. Total amount to be donated through in-kind donations and/or cash assistance.

- Please provide a summary of in-kind donations such as professional services or donated materials (excluding volunteer labor).

None.

- Please include formal documentation from the donating entity/company on company letterhead confirming their specific donation for the project

Not Applicable.

f. Itemized unit and total cost estimates ITEM #UNITS COST/UNIT TOTAL Soil 10 cubic yards \$40 \$400 Contracted Service 8 hours labor \$50 \$400 One-gallon shrubs 14 \$10 \$140 Total \$940

NAME	VISTA HILLS, NOVI		DATE: 1.30.25	
	ATT: DAN MEYERS			
	ENTRANCE WAYS			
(H)	248.345.3907			
(W)				
QTY	DESCRIPTION	SIZE	PRICE	TOTAL
	SANDSTONE ENTRANCE WAY			\$ -
12	'GREEN VELVET' HYBRID BOXWOOD	18"-21"	110	\$ 1,320.00
11	MISCANTHUS VARIGATED GRASSES	3GAL	60	\$ 660.00
14	KARL FORESTER' GRASSES	2GAL	55	\$ 770.00
18	JAPANESE FOREST GRASS	#1 CONT.	36	\$ 648.00
3	MYRTLE, PERIWINKLE	38 CELL	100	\$ 300.00
1	REMOVE OR MOVE EXISTING PLANTS		550	\$ 550.00
2	COMPOST	CY	100	\$ 200.00
1	TRAVEL / DELIVERY/DISPOSAL	/DAY	375	\$ 375.00
6	'MISS KIM' DWARF LILAC	21-24"	80	\$ 480.00
1	ROTOTILL FLOWER BED		115	\$ 115.00
		\$ 5,418.00		\$ -
				\$ -
				\$ -
	LEDGEVIEW ENTRANCE WAY			\$ -
28	'GREEN VELVET' HYBRID BOXWOOD	18"-21"	110	\$ 3,080.00
12	KARL FORESTER' GRASSES	2GAL	55	\$ 660.00
18	JAPANESE FOREST GRASS	#1 CONT.	36	\$ 648.00
3	MYRTLE, PERIWINKLE	38 CELL	100	\$ 300.00
1	REMOVE OR MOVE EXISTING PLANTS		550	\$ 550.00
2	COMPOST	CY	100	\$ 200.00
1	TRAVEL / DELIVERY/DISPOSAL	/DAY	375	\$ 375.00
9	'MISS KIM' DWARF LILAC	21-24"	80	\$ 720.00
1	ROTOTILL FLOWER BED		115	\$ 115.00
		\$ 6,648.00		\$ -
	TOTAL			\$ 12,066.00

IV. Attachments

1. 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.

Current Financial Budget:

VISTA HILLS ASSOCIATION Financial Budget October 1, 2024 to September 30, 2025

	10/1/23-7/31/24	10/1/24-09/30/25
	Actual	Budget
INCOME		
Assessments	59,760	66,960
Late Charges	2,250	2,250
Miscellaneous Income	100	100
Interest Income	12	24
TOTAL OPERATING INCOME	62,122	69,334
EXPENSES		
<u>Administrative & Insurance</u>		
Audit/Review Fees	800	800
Copies & Postage	1,290	1,742
Insurance-Property/Liability	3,256	4,017
Legal Fees	-	500
Management Fees	8,500	14,400
Late Charges		1,500
Miscellaneous Administration	420	800
Total Administrative & Insurance	14,266	23,759
GROUND		
Lawn Fertilization	1,400	1,742
Lawn Mowing	6,454	16,913
Mulch & Flowers	4,532	3,800
Other Grounds	4,485	3,000
Sprinkler Maintenance	1,450	1,000
Tree Removal & Trimming	1,000	2,000
Tree and Shrub Replacement	-	1,200
Total Grounds	20,471	29,655
MISCELLANEOUS EXPENSES		
Community Events	-	500
Winter Holiday Decorations	1,150	250
	1,150	750
UTILITIES & TRANSFERS TO RESERVES		
Electricity	475	700
Water & Sewer	547	1,700
Transfer to Reserves	16,667	12,750
Total Utilities & Transfers to Reserves	17,689	15,150
TAL EXPENSES & TRANSFERS TO RESERVES	52,426	69,314
Current Year Net Income / (Loss)	9,696	20
Beginning of Year Operating Equity Balance	26,121	27,721
Current Year Net (Operating) Income / (Loss)	9,696	20

VISTA HILLS ASSOCIATION
Financial Budget
October 1, 2024 to September 30, 2025

Add'l Transfer from Operating to Reserves Fd	-	-
End of Period/Year Operating Equity Balance	35,817	21,783
RESERVES EXPENDITURES		
Fence Repairs	-	19,000
Landscape Improvements	-	12,500
Mailboxes	-	2,000
TOTAL RESERVE FUND EXPENDITURES	-	33,500

Income Statements / Balance Sheets (separate attachments):

- 1. August 31, 2024 Financial Report**
- 2. September 30, 2023 Financial Report**

2. Documentation reflecting the association/property's current and previous spending on landscape and landscape maintenance

The column titled "10/1/23-7/31/24 Actual" in included VISTA HILLS ASSOCIATION Financial Budget shows the actual disbursement for landscaping related activities.

3. Formal documentation from the donating entity/company on company letterhead confirming their specific donation for the project (if applicable)

Not Applicable.

4. Written permission/approval from the necessary entity if there is an impact on property owners or other non-city agencies (if applicable)

Not Applicable.

5. Well-defined, scaled plans of the proposed project with complete plant lists and specifications of any lighting

Provided under II. Project Information, section b.

6. Map with project location identified

Provided under II. Project Information, section c.

Vista Hills

Balance Sheet For 8/31/2024

ASSETS

1102 - Cash in MM - AAB 3.75%	\$6,731.66
1105 - Cash in MM - CFCU 3.75%	\$67,873.44
1108 - Cash in Checking-CFCU	\$17,921.55
1111 - Cash in Checking - AAB	\$23,936.45
1260 - Cash in Savings-Comm Fed C.U.	\$100.56
1290 - Cash in CD CFCU-(12/23/23)	\$37,734.75
2310 - Accounts Receivable-Members	\$4,864.75
2420 - Prepaid Insurance	\$661.92
2450 - Prepaid Income Tax	\$205.00

Total ASSETS

	\$160,030.08
Total Assets	\$160,030.08

LIABILITIES

3010 - Accounts Payable	\$1,500.00
3131 - ACCRUED EXPENSE	\$3,333.11
3310 - Prepaid Assessments	\$480.00

Total LIABILITIES

\$5,313.11

RESERVES EQUITY

4000 - Reserve Accumulated Prior Yrs	\$97,660.12
4005 - Net Reserve Income	\$21,810.97

Total RESERVES EQUITY

\$119,471.09

OPERATING EQUITY

4505 - Accumulated Operating Equity	\$26,121.42
4515 - Plus/Less Net Reserve Income	(\$21,810.97)
4530 - Net Income/Loss	\$30,935.43

Total OPERATING EQUITY

\$35,245.88

Total Liabilities / Equity	\$160,030.08
-----------------------------------	---------------------

Vista Hills

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
5110 - Assessments	-	-	-	59,760.00	59,760.00	-	59,760.00
5200 - Late Charges	-	200.00	(200.00)	2,250.00	2,300.00	(50.00)	2,500.00
5206 - Late Charge Expense	-	(200.00)	200.00	(550.00)	(1,350.00)	800.00	(1,500.00)
5390 - Miscellaneous Income	-	-	-	100.00	-	100.00	-
5400 - Interest Income	1.27	2.00	(.73)	13.17	22.00	(8.83)	24.00
Total INCOME	1.27	2.00	(.73)	61,573.17	60,732.00	841.17	60,784.00
Total Operating Income	1.27	2.00	(.73)	61,573.17	60,732.00	841.17	60,784.00
Operating Expense							
MISCELLANEOUS ADMINISTRATIVE							
6045 - Audit/Review Fees	-	-	-	-	-	-	800.00
6060 - Bank Service Charges	-	-	-	(3.00)	-	3.00	-
6090 - Copies & Postage	5.12	70.00	64.88	1,295.36	1,372.00	76.64	1,742.00
6145 - Insurance-Property/Liability	106.61	333.33	226.72	3,362.15	3,666.63	304.48	4,000.00
6170 - Legal Fees	-	-	-	-	170.00	170.00	750.00
6195 - Management Fees	800.00	850.00	50.00	8,800.00	9,350.00	550.00	10,200.00
6220 - Miscellaneous Administrati	62.99	82.00	19.01	738.49	695.00	(43.49)	800.00
6415 - Social Committee	-	-	-	-	-	-	500.00
Total MISCELLANEOUS ADMINISTRATIVE	974.72	1,335.33	360.61	14,193.00	15,253.63	1,060.63	18,792.00
BUILDINGS							
6920 - Roof Repairs	-	-	-	350.00	-	(350.00)	-
Total BUILDINGS	-	-	-	350.00	-	(350.00)	-
OTHER GROUNDS							
7370 - Lawn Fertilization	-	-	-	237.50	1,400.00	1,162.50	1,742.00
7375 - Lawn Mowing	-	1,322.86	1,322.86	5,500.72	7,777.14	2,276.42	9,100.00
7415 - Mulch & Flowers	-	-	-	4,531.93	-	(4,531.93)	3,800.00
7440 - Other Grounds	-	190.00	190.00	4,484.94	2,500.00	(1,984.94)	2,700.00
7565 - Sprinkler Maintenance	-	100.00	100.00	1,449.54	665.00	(784.54)	1,000.00
7590 - Tree Removal & Trimming	-	-	-	-	-	-	800.00
7595 - Tree and Shrub Replacement	-	-	-	-	-	-	1,200.00
7675 - Winter Holiday Decorations	1,150.00	-	(1,150.00)	2,300.00	80.00	(2,220.00)	150.00
Total OTHER GROUNDS	1,150.00	1,612.86	462.86	18,504.63	12,422.14	(6,082.49)	20,492.00
UTILITIES							
8260 - Electricity	45.92	52.00	6.08	520.45	570.00	49.55	700.00
8460 - Water & Sewer	-	-	-	547.30	550.00	2.70	1,700.00
Total UTILITIES	45.92	52.00	6.08	1,067.75	1,120.00	52.25	2,400.00
TRANSFER TO RESERVES							
8510 - Transfer to Reserves	1,666.67	1,666.66	(.01)	18,333.33	18,333.34	.01	20,000.00
Total TRANSFER TO RESERVES	1,666.67	1,666.66	(.01)	18,333.33	18,333.34	.01	20,000.00

Vista Hills

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Operating Expense	3,837.31	4,666.85	829.54	52,448.71	47,129.11	(5,319.60)	61,684.00
Net Operating Income (Loss)	(3,836.04)	(4,664.85)	828.81	9,124.46	13,602.89	(4,478.43)	(900.00)

Vista Hills

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
RESERVES FUND INCOME							
8600 - Reserves Transfer	1,666.67	1,666.66	.01	18,333.33	18,333.34	(.01)	20,000.00
8610 - Reserves Interest	233.11	-	233.11	3,477.64	-	3,477.64	-
Total RESERVES FUND INCOME	1,899.78	1,666.66	233.12	21,810.97	18,333.34	3,477.63	20,000.00
Total Reserve Income	1,899.78	1,666.66	233.12	21,810.97	18,333.34	3,477.63	20,000.00
Reserve Expense							
RESERVES FUND EXPENDITURES							
8720 - Fence Repairs	-	-	-	-	-	-	1,000.00
8770 - Landscape Improvements	-	-	-	-	-	-	2,000.00
8800 - Mailboxes	-	-	-	-	145.00	145.00	2,000.00
Total RESERVES FUND EXPENDITURES	-	-	-	-	145.00	145.00	5,000.00
Total Reserve Expense	-	-	-	-	145.00	145.00	5,000.00
Net Reserve Income (Loss)	1,899.78	1,666.66	233.12	21,810.97	18,188.34	3,622.63	15,000.00
Net Total	(1,936.26)	(2,998.19)	1,061.93	30,935.43	31,791.23	(855.80)	14,100.00

VISTA HILLS ASSOCIATION

Page: 1

Balance Sheet
As of 09/30/23

ASSETS

1105	Cash in Money Mkt-CFCU	\$	55,703.96	
1108	Cash in Checking-CFCU		29,353.60	
1260	Cash in Savings-Comm Fed C.U.		100.56	
1290	Cash in CD CFCU-(12/23/23)		36,491.59	
2310	Accounts Receivable-Members		5,328.70	
2420	Prepaid Insurance		1,093.31	
2450	Prepaid Income Tax		205.00	
TOTAL ASSETS				\$ 128,276.72
				=====

LIABILITIES & EQUITY

LIABILITIES

3010	Accounts Payable	\$	4,080.18	
3310	Prepaid Assessments		415.00	
TOTAL LIABILITIES				\$ 4,495.18

RESERVES EQUITY

4000	Reserve Accumulated Prior Yrs	\$	76,220.94	
4005	Net Reserve Income		21,439.18	
TOTAL RESERVES EQUITY				\$ 97,660.12

OPERATING EQUITY

4505	Accumulated Operating Equity	\$	20,755.53	
4515	Plus/Less Net Reserve Income		(21,439.18)	
	Total Net Income		26,805.07	
TOTAL OPERATING EQUITY				\$ 26,121.42
TOTAL LIABILITIES & EQUITY				\$ 128,276.72
				=====

VISTA HILLS ASSOCIATION

Page: 1

INCOME STATEMENT

Period: 09/01/23 to 09/30/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME								
05110	Assessments	.00	.00	.00	59,760.00	59,760.00	.00	59,760.00
05200	Late Charges	250.00	250.00	.00	2,825.00	2,500.00	325.00	2,500.00
05206	Late Charge Expense	(250.00)	(150.00)	(100.00)	(1,412.50)	(1,500.00)	87.50	(1,500.00)
05390	Miscellaneous Income	(50.00)	.00	(50.00)	125.00	.00	125.00	.00
05400	Interest Income	1.36	2.00	(.64)	22.01	24.00	(1.99)	24.00
Subtotal Income		(48.64)	102.00	(150.64)	61,319.51	60,784.00	535.51	60,784.00
EXPENSES								
ADMINISTRATIVE & INSURANC								
06045	Audit/Review Fees	800.00	800.00	.00	800.00	800.00	.00	800.00
06060	Bank Service Charges	.00	.00	.00	33.00	.00	(33.00)	.00
06090	Copies & Postage	202.79	395.00	192.21	691.95	1,400.00	708.05	1,400.00
06145	Insurance-Property/Liability	222.48	333.37	110.89	2,443.90	4,000.00	1,556.10	4,000.00
06170	Legal Fees	.00	720.00	720.00	.00	750.00	750.00	750.00
06195	Management Fees	800.00	850.00	50.00	9,600.00	10,200.00	600.00	10,200.00
06220	Miscellaneous Administrati	39.01	265.00	225.99	378.49	800.00	421.51	800.00
06415	Social Committee	.00	500.00	500.00	504.62	500.00	(4.62)	500.00
ADMINISTRATIVE & INSURAN		2,064.28	3,863.37	1,799.09	14,451.96	18,450.00	3,998.04	18,450.00
GROUNDS								
07370	Lawn Fertilization	.00	342.00	342.00	1,331.25	1,742.00	410.75	1,742.00
07375	Lawn Mowing	2,142.86	1,322.86	(820.00)	13,314.30	9,100.00	(4,214.30)	9,100.00
07415	Mulch & Flowers	.00	3,800.00	3,800.00	.00	3,800.00	3,800.00	3,800.00
07440	Other Grounds	.00	200.00	200.00	4,212.32	2,500.00	(1,712.32)	2,500.00
07565	Sprinkler Maintenance	.00	305.00	305.00	1,075.00	1,000.00	(75.00)	1,000.00
07590	Tree Removal & Trimming	.00	650.00	650.00	.00	800.00	800.00	800.00
07595	Tree and Shrub Replacement	.00	1,200.00	1,200.00	.00	1,200.00	1,200.00	1,200.00
07675	Winter Holiday Decorations	.00	70.00	70.00	79.47	150.00	70.53	150.00
GROUNDS		2,142.86	7,889.86	5,747.00	20,012.34	20,292.00	279.66	20,292.00
UTILITIES								
08260	Electricity	67.75	150.00	82.25	532.28	700.00	167.72	700.00
08460	Water & Sewer	521.95	1,200.00	678.05	957.07	1,700.00	742.93	1,700.00
08510	Transfer to Reserves	1,666.67	1,666.67	.00	19,999.97	20,000.00	.03	20,000.00
UTILITIES		2,256.37	3,016.67	760.30	21,489.32	22,400.00	910.68	22,400.00
TOTAL EXPENSES		6,463.51	14,769.90	8,306.39	55,953.62	61,142.00	5,188.38	61,142.00
Current Year Net Income/(loss		(6,512.15)	(14,667.90)	8,155.75	5,365.89	(358.00)	5,723.89	(358.00)

VISTA HILLS ASSOCIATION

Page: 2

INCOME STATEMENT

Period: 09/01/23 to 09/30/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUND INCOME								
08600	Reserves Transfer	1,666.67	1,666.67	.00	19,999.97	20,000.00	(.03)	20,000.00
08610	Reserves Interest	1,048.05	.00	1,048.05	2,748.12	.00	2,748.12	.00
	TOTAL RESERVE FUND INCOME	2,714.72	1,666.67	1,048.05	22,748.09	20,000.00	2,748.09	20,000.00
RESERVE FUND EXPENDITURES								
08720	Fence Repairs	483.33	600.00	116.67	823.33	1,000.00	176.67	1,000.00
08770	Landscape Improvements	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	2,000.00
08800	Mailboxes	.00	1,505.00	1,505.00	485.58	2,000.00	1,514.42	2,000.00
	TOTAL RESERVE FUND EXPENDIT	483.33	4,105.00	3,621.67	1,308.91	5,000.00	3,691.09	5,000.00
	NET RESERVE INCOME	2,231.39	(2,438.33)	4,669.72	21,439.18	15,000.00	6,439.18	15,000.00
	TOTAL NET INCOME/LOSS	(4,280.76)	(17,106.23)	12,825.47	26,805.07	14,642.00	12,163.07	14,642.00

VISTA HILLS ASSOCIATION

Page: 1

Balance Sheet
As of 09/30/22

ASSETS

1108	Cash in Checking-CFCU	\$	38,169.69
1260	Cash in Savings-Comm Fed C.U.		60,220.94
2310	Accounts Receivable-Members		2,948.70
2420	Prepaid Insurance		867.31
2450	Prepaid Income Tax		205.00
TOTAL ASSETS			<u>\$ 102,411.64</u>

LIABILITIES & EQUITY

LIABILITIES

3010	Accounts Payable	\$	4,785.17
3310	Prepaid Assessments		650.00
TOTAL LIABILITIES			<u>\$ 5,435.17</u>

RESERVES EQUITY

4000	Reserve Accumulated Prior Yrs	\$	22,652.57
4005	Net Reserve Income		4,653.07
TOTAL RESERVES EQUITY			<u>\$ 27,305.64</u>

OPERATING EQUITY

4505	Accumulated Operating Equity	\$	53,400.48
4515	Plus/Less Net Reserve Income		(4,653.07)
	Total Net Income		20,923.42
TOTAL OPERATING EQUITY			<u>\$ 69,670.83</u>
TOTAL LIABILITIES & EQUITY			<u>\$ 102,411.64</u>

VISTA HILLS ASSOCIATION

Page: 1

INCOME STATEMENT

Period: 09/01/22 to 09/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME								
05110	Assessments	.00	.00	.00	59,660.00	59,760.00	(100.00)	59,760.00
05200	Late Charges	100.00	.00	100.00	2,850.00	.00	2,850.00	.00
05206	Late Charge Expense	(75.00)	.00	(75.00)	(1,775.00)	.00	(1,775.00)	.00
05390	Miscellaneous Income	500.00	.00	500.00	600.00	.00	600.00	.00
05400	Interest Income	1.70	.00	1.70	21.18	.00	21.18	.00
	Subtotal Income	526.70	.00	526.70	61,356.18	59,760.00	1,596.18	59,760.00
EXPENSES								
ADMINISTRATIVE & INSURANCE								
06045	Audit/Review Fees	800.00	800.00	.00	800.00	800.00	.00	800.00
06090	Copies & Postage	371.07	248.00	(123.07)	1,279.22	1,400.00	120.78	1,400.00
06145	Insurance-Property/Liability	184.83	395.50	210.67	1,874.50	3,800.00	1,925.50	3,800.00
06170	Legal Fees	.00	720.00	720.00	(837.00)	750.00	1,587.00	750.00
06195	Management Fees	800.00	800.00	.00	9,600.00	9,600.00	.00	9,600.00
06220	Miscellaneous Administrative	117.71	220.00	102.29	441.27	800.00	358.73	800.00
06415	Social Committee	.00	500.00	500.00	.00	500.00	500.00	500.00
	ADMINISTRATIVE & INSURANCE	2,273.61	3,683.50	1,409.89	13,157.99	17,650.00	4,492.01	17,650.00
GROUNDS								
07370	Lawn Fertilization	210.00	653.00	443.00	1,742.20	1,100.00	(642.20)	1,100.00
07375	Lawn Mowing	1,300.00	1,242.85	(57.15)	9,100.00	8,700.00	(400.00)	8,700.00
07415	Mulch & Flowers	.00	.00	.00	3,729.65	3,300.00	(429.65)	3,300.00
07440	Other Grounds	1,375.07	200.00	(1,175.07)	2,478.15	1,000.00	(1,478.15)	1,000.00
07565	Sprinkler Maintenance	.00	405.00	405.00	345.78	1,000.00	654.22	1,000.00
07590	Tree Removal & Trimming	.00	405.00	405.00	380.00	800.00	420.00	800.00
07595	Tree and Shrub Replacement	1,160.00	1,200.00	40.00	1,160.00	1,200.00	40.00	1,200.00
07675	Winter Holiday Decorations	.00	100.00	100.00	47.00	150.00	103.00	150.00
	GROUNDS	4,045.07	4,205.85	160.78	18,982.78	17,250.00	(1,732.78)	17,250.00
UTILITIES								
08260	Electricity	79.13	82.00	2.87	566.82	700.00	133.18	700.00
08460	Water & Sewer	992.32	600.00	(392.32)	1,578.24	1,200.00	(378.24)	1,200.00
08510	Transfer to Reserves	900.00	900.00	.00	10,800.00	10,800.00	.00	10,800.00
	UTILITIES	1,971.45	1,582.00	(389.45)	12,945.06	12,700.00	(245.06)	12,700.00
	TOTAL EXPENSES	8,290.13	9,471.35	1,181.22	45,085.83	47,600.00	2,514.17	47,600.00
	Current Year Net Income/(loss)	(7,763.43)	(9,471.35)	1,707.92	16,270.35	12,160.00	4,110.35	12,160.00

VISTA HILLS ASSOCIATION

Page: 2

INCOME STATEMENT

Period: 09/01/22 to 09/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUND INCOME								
08600	Reserves Transfer	900.00	900.00	.00	10,800.00	10,800.00	.00	10,800.00
08610	Reserves Interest	2.45	.00	2.45	27.34	.00	27.34	.00
	TOTAL RESERVE FUND INCOME	902.45	900.00	2.45	10,827.34	10,800.00	27.34	10,800.00
RESERVE FUND EXPENDITURES								
08720	Fence Repairs	.00	225.00	225.00	763.87	1,000.00	236.13	1,000.00
08770	Landscape Improvements	.00	4,000.00	4,000.00	.00	4,000.00	4,000.00	4,000.00
08800	Mailboxes	.00	.00	.00	5,410.40	5,500.00	89.60	5,500.00
	TOTAL RESERVE FUND EXPENDIT	.00	4,225.00	4,225.00	6,174.27	10,500.00	4,325.73	10,500.00
	NET RESERVE INCOME	902.45	(3,325.00)	4,227.45	4,653.07	300.00	4,353.07	300.00
	TOTAL NET INCOME/LOSS	(6,860.98)	(12,796.35)	5,935.37	20,923.42	12,460.00	8,463.42	12,460.00