

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$22,834.89	\$0.00	\$22,834.89
Total: CASH - OPERATING	\$22,834.89	\$0.00	\$22,834.89
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$9,046.95	\$9,046.95
Total: CASH - RESERVE	\$0.00	\$9,046.95	\$9,046.95
Total: Assets	\$22,834.89	\$9,046.95	\$31,881.84
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$1,890.17	\$0.00	\$1,890.17
Total: CURRENT LIABILITIES - OPERATING	\$1,890.17	\$0.00	\$1,890.17
EQUITY - RESERVE			
Retained Earnings - Reserve	\$0.00	\$3,017.42	\$3,017.42
Total: EQUITY - RESERVE	\$0.00	\$3,017.42	\$3,017.42
EQUITY - OPERATING			
Retained Earnings - Operating	\$1,454.74	\$0.00	\$1,454.74
Total: EQUITY - OPERATING	\$1,454.74	\$0.00	\$1,454.74
Net Income Gain/Loss	\$0.00	\$6,029.53	\$6,029.53
Net Income Gain/Loss	\$19,489.98	\$0.00	\$19,489.98
Total: Liabilities & Equity	\$22,834.89	\$9,046.95	\$31,881.84

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$950.00	\$-	\$950.00	\$78,868.02	\$79,600.00	(\$731.98)	\$79,600.00
Total ASSESSMENT INCOME	\$950.00	\$-	\$950.00	\$78,868.02	\$79,600.00	(\$731.98)	\$79,600.00
OTHER INCOME							
4520-00 Legal Fee Income	1,380.00	-	1,380.00	1,680.00	-	1,680.00	-
4600-00 Delinquent Fee Income	150.00	-	150.00	3,150.00	-	3,150.00	-
4610-00 Violation Fee Income	50.00	-	50.00	2,807.61	-	2,807.61	-
4801-00 Mgmt Admin Fee - Delinquency	30.00	-	30.00	1,220.00	-	1,220.00	-
4802-00 Mgmt Admin Fee - Collections	100.00	-	100.00	1,200.00	-	1,200.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	105.00	-	105.00	-
Total OTHER INCOME	\$1,710.00	\$-	\$1,710.00	\$10,162.61	\$-	\$10,162.61	\$-
Total OPERATING INCOME	\$2,660.00	\$-	\$2,660.00	\$89,030.63	\$79,600.00	\$9,430.63	\$79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	11,070.00	11,410.02	340.02	15,213.36
5001-00 Mgmt Misc	-	-	-	200.00	-	(200.00)	-
5005-00 Office Supplies/Expense	-	50.00	50.00	-	150.00	150.00	200.00
5006-00 Mgmt Admin Fees	265.00	-	(265.00)	5,165.04	-	(5,165.04)	-
5010-00 Mailings	30.48	140.00	109.52	1,585.34	1,260.00	(325.34)	1,680.00
5020-00 Printing	-	-	-	17.00	75.00	58.00	75.00
Total ADMINISTRATIVE EXPENSES	\$1,525.48	\$1,457.78	(\$67.70)	\$18,037.38	\$12,895.02	(\$5,142.36)	\$17,168.36
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	436.20	450.00	13.80	450.00
5055-00 Document Storage	5.00	-	(5.00)	441.00	450.00	9.00	450.00
5081-00 Meeting Expense	-	-	-	-	250.00	250.00	250.00
5087-00 Social/Activities Expense	-	75.00	75.00	200.00	225.00	25.00	300.00
5170-00 Website Expenses	-	-	-	-	250.00	250.00	250.00
Total OTHER ADMINISTRATIVE	\$5.00	\$75.00	\$70.00	\$1,077.20	\$1,625.00	\$547.80	\$1,700.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,440.00
5088-00 Owner Reimbursement - Office Expenses	-	-	-	723.59	-	(723.59)	-
Total INSURANCE EXPENSES	\$-	\$-	\$-	\$723.59	\$-	(\$723.59)	\$1,440.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	750.00	750.00	1,707.50	2,250.00	542.50	3,000.00
5110-00 Legal Collections	-	-	-	1,266.00	-	(1,266.00)	-
5152-00 Audit/Tax Preparation	-	-	-	260.00	300.00	40.00	300.00
Total PROFESSIONAL EXPENSES	\$-	\$750.00	\$750.00	\$3,233.50	\$2,550.00	(\$683.50)	\$3,300.00
UTILITIES							
5500-00 Electricity	262.00	291.67	29.67	1,986.00	2,625.03	639.03	3,500.00
Total UTILITIES	\$262.00	\$291.67	\$29.67	\$1,986.00	\$2,625.03	\$639.03	\$3,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	\$2,209.71	\$2,035.00	(\$174.71)	\$12,356.36	\$18,315.00	\$5,958.64	\$24,420.00
5420-00 Landscape Other	-	-	-	5,374.09	-	(5,374.09)	-
5470-00 Snow / Ice Management	-	-	-	80.00	-	(80.00)	-
5471-00 Repairs / Upgrade	-	-	-	650.00	-	(650.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	5,225.50	5,643.50	418.00	5,643.50
Total LANDSCAPE EXPENSES	\$2,209.71	\$2,035.00	(\$174.71)	\$23,685.95	\$23,958.50	\$272.55	\$30,063.50
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	-	-	-	-	350.00	350.00	350.00
5455-00 Lighting Maintenance / Repair	-	-	-	14,797.00	13,053.14	(1,743.86)	13,053.14
5752-00 General Maintenance / Repair	-	250.00	250.00	-	500.00	500.00	500.00
6763-00 Fountain Maintenance / Repair	-	-	-	-	-	-	525.00
Total MAINTENANCE/REPAIRS	\$-	\$250.00	\$250.00	\$14,797.00	\$13,903.14	(\$893.86)	\$14,428.14
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	666.67	666.67	-	6,000.03	6,000.03	-	8,000.00
Total RESERVE CONTRIBUTION	\$666.67	\$666.67	\$-	\$6,000.03	\$6,000.03	\$-	\$8,000.00
Total OPERATING EXPENSE	\$4,668.86	\$5,526.12	\$857.26	\$69,540.65	\$63,556.72	(\$5,983.93)	\$79,600.00
Net Income:	(\$2,008.86)	(\$5,526.12)	\$3,517.26	\$19,489.98	\$16,043.28	\$3,446.70	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$666.67	\$666.67	\$-	\$6,000.03	\$6,000.03	\$-	\$8,000.00
4910-00 Bank Interest Reserve	5.00	-	5.00	29.50	-	29.50	-
Total RESERVE INCOME	\$671.67	\$666.67	\$5.00	\$6,029.53	\$6,000.03	\$29.50	\$8,000.00
Total RESERVE INCOME	\$671.67	\$666.67	\$5.00	\$6,029.53	\$6,000.03	\$29.50	\$8,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	-	-	-	-	4,681.25	4,681.25	4,681.25
Total RESERVE EXPENSES	\$-	\$-	\$-	\$-	\$4,681.25	\$4,681.25	\$4,681.25
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$4,681.25	\$4,681.25	\$4,681.25
Net Reserve:	\$671.67	\$666.67	\$5.00	\$6,029.53	\$1,318.78	\$4,710.75	\$3,318.75

From 9/1/2025 To 9/30/2025

Date Printed	Vendor Name	Address	Check Number	Amount
Printed By	Check Description			

Current Balance:**Total Check Amount Printed****Total Check(s) & Amount Printed**

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
09/03/2025	09/23/2025	Deposit from batch 16338	16338 - Auto Payment	752	\$2.89
09/05/2025	09/08/2025	Deposit from batch 16376	16376 - Online Payment	753	\$200.00
09/11/2025	09/11/2025	Deposit from batch 16463	16463 - Auto Payment	754	\$2.89
09/12/2025	09/12/2025	Deposit from batch 16504	16504 - Scanned Checks	755	\$2,660.00
09/16/2025	09/16/2025	Deposit from batch 16579	16579 - Auto Payment	756	\$2.89
09/24/2025	09/02/2025	Deposit from batch 16681	16681 - Auto Payment	757	\$2.89
09/30/2025	09/30/2025	Deposit from batch 16753	16753 - Auto Payment	758	\$2.89
Total Cleared Credits					\$2,874.45
Debits					
09/01/2025	09/03/2025	PMI Scioto Metro		0	(\$1,230.00)
09/01/2025	09/03/2025	PMI Scioto Metro		0	(\$300.48)
09/02/2025	09/03/2025	South Central Power Company		0	(\$262.00)
09/11/2025	09/10/2025	Return - Insufficient Funds	16473 - Move or Return Paymer	0	(\$200.00)
09/11/2025	09/12/2025	Transfer to SouthState Bank - Reserve 5800			(\$666.67)
09/16/2025	09/17/2025	Yardmaster of Columbus Inc		0	(\$565.40)
09/16/2025	09/17/2025	Yardmaster of Columbus Inc		0	(\$1,644.31)
Total Cleared Debits					(\$4,868.86)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 22,834.89
Uncleared Items:	\$-
Adjusted Balance:	\$ 22,834.89
Bank Ending Balance:	\$ 22,834.89
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
09/11/2025	09/12/2025	Transfer from SouthState Bank - Operating 22			\$666.67
09/30/2025	09/30/2025	Interest			\$5.00
Total Cleared Credits					\$671.67

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 9,046.95
Uncleared Items:	\$-
Adjusted Balance:	\$ 9,046.95
Bank Ending Balance:	\$ 9,046.95
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
Scioto Metro LLC - Management Module Only							
09/01/2025	8828	09/01/2025	09/01/2025 Holly Girard	Paid (ACH)		\$1,230.00 Payment Type: ACH	\$ -
	50-5000-00 - Management Fee				\$1,230.00		
09/01/2025	8865	09/01/2025	09/02/2025 Holly Girard	Paid (ACH)		\$300.48 Payment Type: ACH	-
	50-5006-00 - Admin Fee - Bank Return - Account - MH187				\$30.00		
	50-5006-00 - Admin Fee - Bank Return - Account - MH187				(\$30.00)		
	50-5006-00 - Admin Fee - Collections Filing - Account - MH030				\$100.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH071				\$30.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH212				\$10.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH030				\$30.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH071				\$30.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH212				\$10.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH030				\$30.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH030				\$25.00		
	51-5055-00 - Mgmt - Document Storage - Document Storage				\$5.00		
	50-5010-00 - Reimburse - Payments - Payment Processing				\$5.00		
	50-5010-00 - Reimburse - CINC Mailings - Standard Mailings				\$25.48		
Scioto Metro LLC - Management Module Only Total:						\$ 1,530.48	\$ 0.00
South Central Power Company							
09/02/2025	20250902-376530	08/18/2025	09/10/2025 Stacey Menefee	Paid (EFT)		\$262.00 Payment Type: EFT	-
	58-5500-00 - Electricity				\$262.00		
South Central Power Company Total:						\$ 262.00	\$ 0.00
Yardmaster of Columbus Inc							
09/16/2025	125938	08/19/2025	09/11/2025 Stacey Menefee	Paid (ACH)		\$1,644.31 Payment Type: ACH	-
	63-5400-00 - Landscape/Grounds Contract				\$1,644.31		
09/16/2025	126528	09/04/2025	09/11/2025 Stacey Menefee	Paid (ACH)		\$565.40 Payment Type: ACH	-
	63-5400-00 - Landscape/Grounds Contract				\$565.40		
Yardmaster of Columbus Inc Total:						\$ 2,209.71	\$ 0.00
Melrose HOA 5 Invoice(s) Totaling:						\$ 4,002.19	\$ 0.00
GRAND 5 Invoice(s) Totaling:						\$4,002.19	\$ 0.00



PMI Scioto Metro
1355 King Ave, Ste 200
Columbus, OH 43212

Invoice Number	8828
Invoice Date	09/01/2025

Melrose HOA
c/o PMI Scioto Metro
1355 King Ave, Ste 200
Columbus, OH 43212

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
09/01/2025	Monthly Fee	1.00	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00
Management Fee (Monthly Fee) Total				\$1,230.00	\$0.00	\$1,230.00
MH - Melrose HOA Total				\$1,230.00	\$0.00	\$1,230.00

**Yardmaster of Columbus, Inc**

6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

****PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW****

PMI Scioto Metro
1355 King Ave
Suite 200
Columbus, OH 43212

Invoice

Purchase Order		Invoice No	Date
		125938	8/19/2025
Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		4003	

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
012 Mow / Trim / Blow Property	1	8/4/2025	1.00	Each	\$465.00	\$465.00
058 Weed Control-Post-Chem - Bed/Tree	1	8/4/2025	1.00	Each	\$47.00	\$47.00
012 Mow / Trim / Blow Property	1	8/11/2025	1.00	Each	\$465.00	\$465.00
012 Mow / Trim / Blow Property	1	8/18/2025	1.00	Each	\$465.00	\$465.00
058 Weed Control-Post-Chem - Bed/Tree	1	8/18/2025	1.00	Each	\$47.00	\$47.00
000 Environmental yardwaste disposal fee	1	8/19/2025	1.00		\$11.17	\$11.17
00 Fuel Surcharge	1	8/19/2025	1.00		\$22.34	\$22.34

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com

Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 125938

Name on card: _____

Card # _____

Expiration date: _____ **CWS Code:** _____
3 digit code from back of card

Signature: _____

Subtotal	\$1,522.51
Taxable	\$1,522.51
Tax	\$121.80
Payments	\$0.00
Total	\$1,644.31

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

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Thank You. We Appreciate Your Business*

WWW.YARDMASTER.COM

**Yardmaster of Columbus, Inc**

6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

****PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW****

PMI Scioto Metro
1355 King Ave
Suite 200
Columbus, OH 43212

Invoice

Purchase Order		Invoice No	Date
		126528	9/4/2025
Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		4003	

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
060 Hand Weeding - Bed/Tree	1	8/21/2025	1.00	Each	\$47.00	\$47.00
012 Mow / Trim / Blow Property	1	8/25/2025	1.00	Each	\$465.00	\$465.00
000 Environmental yardwaste disposal fee	1	8/25/2025	1.00		\$3.84	\$3.84
00 Fuel Surcharge	1	8/25/2025	1.00		\$7.68	\$7.68

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If you wish to ach payments, please email Angie at acordell@yardmaster.com



Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 126528

Name on card: _____

Card # _____

Expiration date: _____ **CWS Code:** _____
3 digit code from back of card

Signature: _____

Subtotal	\$523.52
Taxable	\$523.52
Tax	\$41.88
Payments	\$0.00
Total	\$565.40

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

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