

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$30,329.32	\$0.00	\$30,329.32
Total: CASH - OPERATING	\$30,329.32	\$0.00	\$30,329.32
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$7,034.22	\$7,034.22
Total: CASH - RESERVE	\$0.00	\$7,034.22	\$7,034.22
Total: Assets	\$30,329.32	\$7,034.22	\$37,363.54
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$1,680.15	\$0.00	\$1,680.15
Total: CURRENT LIABILITIES - OPERATING	\$1,680.15	\$0.00	\$1,680.15
EQUITY - RESERVE			
Retained Earnings - Reserve	\$0.00	\$11,063.39	\$11,063.39
Total: EQUITY - RESERVE	\$0.00	\$11,063.39	\$11,063.39
EQUITY - OPERATING			
Retained Earnings - Operating	\$4,029.47	\$0.00	\$4,029.47
Total: EQUITY - OPERATING	\$4,029.47	\$0.00	\$4,029.47
Net Income Gain/Loss	\$0.00	(\$4,029.17)	(\$4,029.17)
Net Income Gain/Loss	\$24,619.70	\$0.00	\$24,619.70
Total: Liabilities & Equity	\$30,329.32	\$7,034.22	\$37,363.54

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Regular Assessment	\$ 60.00	\$ 6,633.33	(\$ 6,573.33)	\$ 77,372.00	\$ 46,433.31	\$ 30,938.69	\$ 79,600.00
Total ASSESSMENT INCOME	\$ 60.00	\$ 6,633.33	(\$ 6,573.33)	\$ 77,372.00	\$ 46,433.31	\$30,938.69	\$ 79,600.00
OTHER INCOME							
4520-00 Legal Fee Income	-	-	-	464.00	-	464.00	-
4600-00 Delinquent Fee Income	-	-	-	1,950.00	-	1,950.00	-
4610-00 Violation Fee Income	100.00	-	100.00	920.00	-	920.00	-
4800-00 Mgmt Admin Fee	-	-	-	150.00	-	150.00	-
4801-00 Mgmt Admin Fee - Delinquency	50.00	-	50.00	680.00	-	680.00	-
4802-00 Mgmt Admin Fee - Collections	100.00	-	100.00	590.00	-	590.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	150.00	-	150.00	-
Total OTHER INCOME	\$ 250.00	\$ -	\$ 250.00	\$ 4,904.00	\$ -	\$4,904.00	\$ -
Total OPERATING INCOME	\$ 310.00	\$ 6,633.33	(\$ 6,323.33)	\$ 82,276.00	\$ 46,433.31	\$ 35,842.69	\$ 79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,266.90	1,266.90	-	8,868.30	8,868.30	-	15,202.80
5005-00 Office Supplies/Expense	-	8.33	8.33	-	58.31	58.31	100.00
5006-00 Mgmt Admin Fees	115.00	-	(115.00)	2,455.00	-	(2,455.00)	-
5010-00 Mailings	934.28	159.58	(774.70)	1,608.87	1,117.06	(491.81)	1,915.00
5020-00 Printing	53.20	4.17	(49.03)	53.20	29.19	(24.01)	50.00
Total ADMINISTRATIVE EXPENSES	\$ 2,369.38	\$ 1,438.98	(\$ 930.40)	\$ 12,985.37	\$ 10,072.86	(\$2,912.51)	\$ 17,267.80
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	11.18	500.00	488.82	500.00
5055-00 Document Storage	5.00	5.00	-	35.00	431.00	396.00	456.00
5081-00 Meeting Expense	-	-	-	300.00	250.00	(50.00)	250.00
5085-00 Misc Admin Expense	10.50	-	(10.50)	422.50	-	(422.50)	-
5170-00 Website Expenses	-	-	-	-	-	-	600.00
Total OTHER ADMINISTRATIVE	\$ 15.50	\$ 5.00	(\$ 10.50)	\$ 768.68	\$ 1,181.00	\$412.32	\$ 1,806.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,555.00
Total INSURANCE EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ 1,555.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	83.33	83.33	-	583.31	583.31	1,000.00
5110-00 Legal Collections	-	-	-	2,781.00	-	(2,781.00)	-
5152-00 Audit/Tax Preparation	-	-	-	275.00	-	(275.00)	-
Total PROFESSIONAL EXPENSES	\$ -	\$ 83.33	\$ 83.33	\$ 3,056.00	\$ 583.31	(\$2,472.69)	\$ 1,000.00
UTILITIES							
5500-00 Electricity	257.00	227.50	(29.50)	1,417.00	1,592.50	175.50	2,730.00
Total UTILITIES	\$ 257.00	\$ 227.50	(\$ 29.50)	\$ 1,417.00	\$ 1,592.50	\$175.50	\$ 2,730.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	3,939.91	2,772.24	(1,167.67)	12,983.11	11,088.96	(1,894.15)	24,950.16
5420-00 Landscape Other	-	833.33	833.33	4,583.93	5,833.31	1,249.38	10,000.00
5421-00 Trees/Shrubs	-	-	-	3,709.57	-	(3,709.57)	-
5470-00 Snow / Ice Management	-	-	-	90.00	-	(90.00)	-
5471-00 Repairs / Upgrade	-	41.67	41.67	686.14	291.69	(394.45)	500.00
6000-00 Lake/Pond Maintenance	-	-	-	8,980.58	3,460.00	(5,520.58)	3,460.00
Total LANDSCAPE EXPENSES	\$ 3,939.91	\$ 3,647.24	(\$ 292.67)	\$ 31,033.33	\$ 20,673.96	(\$10,359.37)	\$ 38,910.16

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$-	\$-	\$-	\$97.03	\$-	(\$97.03)	\$-
5455-00 Lighting Maintenance / Repair	-	-	-	150.00	-	(150.00)	-
5749-00 Signage Repairs/Maintenance	-	-	-	270.61	-	(270.61)	-
5752-00 General Maintenance / Repair	-	360.92	360.92	350.00	2,526.44	2,176.44	4,331.04
6763-00 Fountain Maintenance / Repair	-	-	-	528.28	-	(528.28)	-
Total MAINTENANCE/REPAIRS	\$-	\$360.92	\$360.92	\$1,395.92	\$2,526.44	\$1,130.52	\$4,331.04
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution Expense	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,000.00
Total RESERVE CONTRIBUTION	\$1,000.00	\$1,000.00	\$-	\$7,000.00	\$7,000.00	\$-	\$12,000.00
Total OPERATING EXPENSE	\$7,581.79	\$6,762.97	(\$818.82)	\$57,656.30	\$43,630.07	(\$14,026.23)	\$79,600.00
Net Income:	(\$7,271.79)	(\$129.64)	(\$7,142.15)	\$24,619.70	\$2,803.24	\$21,816.46	\$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	\$1,000.00	\$1,000.00	\$-	\$7,000.00	\$7,000.00	\$-	\$12,000.00
4910-00 Bank Interest Reserve	3.53	-	3.53	19.46	-	19.46	-
Total RESERVE INCOME	\$1,003.53	\$1,000.00	\$3.53	\$7,019.46	\$7,000.00	\$19.46	\$12,000.00
Total RESERVE INCOME	\$1,003.53	\$1,000.00	\$3.53	\$7,019.46	\$7,000.00	\$19.46	\$12,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
0000-00 Reserve Expenses	-	-	-	4,611.60	-	(4,611.60)	-
9000-00 Reserve - Miscellaneous	-	-	-	6,437.03	-	(6,437.03)	-
Total RESERVE EXPENSES	\$-	\$-	\$-	\$11,048.63	\$-	(\$11,048.63)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$11,048.63	\$-	(\$11,048.63)	\$-
Net Reserve:	\$1,003.53	\$1,000.00	\$3.53	(\$4,029.17)	\$7,000.00	(\$11,029.17)	\$12,000.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
07/31/2026		Yardmaster of Columbus Inc		0	(\$2,813.52)
				Total Uncleared	(\$2,813.52)
Cleared Items					
Credits					
07/10/2026	07/10/2026	Deposit from batch 22948	22948 - Auto Payment	1003	\$2.89
07/14/2026	07/14/2026	Deposit from batch 23005	23005 - Auto Payment	1004	\$2.89
07/14/2026	07/14/2026	Deposit from batch 23016	23016 - Payabli Credit Card	1005	\$80.00
07/17/2026	07/20/2026	Deposit from batch 23072	23072 - Online Payment	1006	\$180.00
07/22/2026	07/22/2026	Deposit from batch 23166	23166 - Auto Payment	1007	\$2.89
07/28/2026	07/28/2026	Deposit from batch 23239	23239 - Auto Payment	1008	\$2.89
				Total Cleared Credits	\$271.56
Debits					
07/01/2026	07/02/2026	PMI Centerline		0	(\$1,266.90)
07/01/2026	07/06/2026	PMI Centerline		0	(\$1,117.98)
07/06/2026	07/07/2026	South Central Power Company		0	(\$257.00)
07/13/2026	07/14/2026	Yardmaster of Columbus Inc		0	(\$1,126.39)
07/15/2026	07/21/2026	Transfer to SouthState Bank - Reserve 5800			(\$1,000.00)
				Total Cleared Debits	(\$4,768.27)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$	30,329.32
Uncleared Items:	(\$	2,813.52)
Adjusted Balance:	\$	33,142.84
Bank Ending Balance:	\$	33,142.84
Difference:	\$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
07/15/2026	07/21/2026	Transfer from SouthState Bank - Operating 22			\$1,000.00
07/31/2026	07/31/2026	Interest			\$3.53
Total Cleared Credits					\$1,003.53

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 7,034.22
Uncleared Items:	\$-
Adjusted Balance:	\$ 7,034.22
Bank Ending Balance:	\$ 7,034.22
Difference:	\$-



Check Print Log

From 7/1/2026 To 7/31/2026

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

Current Balance:

Total Check Amount Printed

Total Check(s) & Amount Printed

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
Scioto Metro LLC - Management Module Only								
07/01/2026	12867	07/01/2026	07/01/2026	Paid (ACH)		\$1,266.90		\$ -
			Holly Birchler				Payment Type: ACH	
		50-5000-00 - Management Fee			\$1,266.90			
07/01/2026	12905	07/01/2026	07/02/2026	Paid (ACH)		\$1,117.98		-
			Holly Birchler				Payment Type: ACH	
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH123			(\$10.00)			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH336			\$20.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH335			\$10.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH335			(\$10.00)			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH079			\$30.00			
		50-5006-00 - Admin Fee - Delinquent Fees - Account - MH336			\$25.00			
		50-5006-00 - Admin Fee - Delinquent Fees - Account - MH066			\$25.00			
		50-5006-00 - Admin Fee - Delinquent Fees - Account - MH079			\$25.00			
		51-5055-00 - Mgmt - Document Storage - Document Storage			\$5.00			
		51-5085-00 - Reimburse - Payments - Payment Processing			\$10.50			
		50-5010-00 - Reimburse - CINC Mailings - Standard Mailings			\$10.81			
		50-5010-00 - Reimburse - LetterStream Mailings - Other Mailings			\$923.47			
		50-5020-00 - Reimburse - Printing - Black & White - Annual Meeting			\$53.20			
Scioto Metro LLC - Management Module Only Total:						\$ 2,384.88	\$	0.00
South Central Power Company								
07/06/2026	20260706-376530	06/19/2026	06/29/2026	Paid (EFT)		\$257.00		-
			Holly Birchler				Payment Type: EFT	
		58-5500-00 - Electricity			\$257.00			
South Central Power Company Total:						\$ 257.00	\$	0.00
Yardmaster of Columbus Inc								
07/13/2026	133109	06/18/2026	07/06/2026	Paid (ACH)		\$1,126.39		-
			Casey Farmer				Payment Type: ACH	
		63-5400-00 - Landscape/Grounds Contract			\$1,126.39			
07/31/2026	133607	07/06/2026	07/30/2026	Paid (ACH)		\$2,813.52		-
			Casey Farmer				Payment Type: ACH	
		63-5400-00 - Landscape/Grounds Contract			\$2,813.52			
Yardmaster of Columbus Inc Total:						\$ 3,939.91	\$	0.00
Melrose HOA 5 Invoice(s) Totaling:						\$ 6,581.79	\$	0.00
GRAND 5 Invoice(s) Totaling:						\$6,581.79	\$	0.00

**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
		133109	6/18/2026
Job Number	Page	Account No	Terms
128031 / 8	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		10169	

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
(C/O) Mulch Center Island by Pond	8	6/5/2026	1.00	Each	\$1,020.00	\$1,020.00
00 Fuel Surcharge	8	6/5/2026	1.00		\$15.30	\$15.30
Environmental yardwaste disposal fee	1	6/5/2026	1.00		\$7.65	\$7.65

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

Job Name: 128031 Melrose HOA # 133109

Name on card: _____

Card # _____

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

Signature: _____

Subtotal	\$1,042.95
Taxable	\$1,042.95
Tax	\$83.44
Payments	\$0.00
Total	\$1,126.39

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

*Enhancing Property Beyond Clients' Expectations
Thank You. We Appreciate Your Business*

PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212



Invoice Number	12867
Invoice Date	07/01/2026

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
07/01/2026	Monthly Fee	1.00	\$1,266.90	\$1,266.90	\$0.00	\$1,266.90
Management Fee (Monthly Fee) Total				\$1,266.90	\$0.00	\$1,266.90
MH - Melrose HOA Total				\$1,266.90	\$0.00	\$1,266.90

PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212



Invoice Number	12905
Invoice Date	07/01/2026

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Administrative						
06/02/2026	Admin Fee - Delinquency Handling - Account - MH123	(1.00)	\$10.00	(\$10.00)	\$0.00	(\$10.00)
05/31/2026	Admin Fee - Delinquency Handling - Account - MH336	1.00	\$10.00	\$20.00	\$0.00	\$20.00
06/04/2026	Admin Fee - Delinquency Handling - Account - MH335	1.00	\$10.00	\$10.00	\$0.00	\$10.00
06/17/2026	Admin Fee - Delinquency Handling - Account - MH335	(1.00)	\$10.00	(\$10.00)	\$0.00	(\$10.00)
06/18/2026	Admin Fee - Delinquency Handling - Account - MH079	1.00	\$10.00	\$30.00	\$0.00	\$30.00
05/31/2026	Admin Fee - Delinquent Fees - Account - MH336	1.00	\$0.00	\$25.00	\$0.00	\$25.00
06/16/2026	Admin Fee - Delinquent Fees - Account - MH066	1.00	\$0.00	\$25.00	\$0.00	\$25.00
06/18/2026	Admin Fee - Delinquent Fees - Account - MH079	1.00	\$0.00	\$25.00	\$0.00	\$25.00
Administrative Total				\$115.00	\$0.00	\$115.00
Management						
07/01/2026	Mgmt - Document Storage - Document Storage	1.00	\$5.00	\$5.00	\$0.00	\$5.00
Management Total				\$5.00	\$0.00	\$5.00
Reimbursement						
07/01/2026	Reimburse - Payments - Payment Processing	7.00	\$1.50	\$10.50	\$0.00	\$10.50
07/01/2026	Reimburse - CINC Mailings - Standard Mailings	8.00	\$0.00	\$10.81	\$0.00	\$10.81
07/01/2026	Reimburse - LetterStream Mailings - Other Mailings	396.00	\$0.00	\$923.47	\$0.00	\$923.47
07/01/2026	Reimburse - Printing - Black & White - Annual Meeting Materials 2026	266.00	\$0.20	\$53.20	\$0.00	\$53.20
Reimbursement Total				\$997.98	\$0.00	\$997.98
MH - Melrose HOA Total				\$1,117.98	\$0.00	\$1,117.98

**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
		133607	7/6/2026
Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		10169	

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
Level Billing Landscape Maintenance - July	1	7/1/2026	1.00	LS	\$2,547.78	\$2,547.78
Environmental yardwaste disposal fee	1	7/1/2026	1.00		\$19.11	\$19.11
Fuel Surcharge	1	7/1/2026	1.00		\$38.22	\$38.22

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

Job Name: 128031 Melrose HOA # 133607

Name on card: _____

Card # _____

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

Signature: _____

Subtotal	\$2,605.11
Taxable	\$2,605.11
Tax	\$208.41
Payments	\$0.00
Total	\$2,813.52

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

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