

# Melrose HOA 2023 Budget Forecast

Properties: Melrose  
 Additional Account Types: None  
 Accounting Basis: Cash

Account Name	MTD Budget	Annual Budget
<b>Income</b>		
Association Dues	150.00	59,700.00
<b>Total Income</b>		<b>59,700.00</b>
<b>Total Operating Income</b>		<b>59,700.00</b>
<b>Expenses</b>		
<b>Administration</b>		
Community Meeting / Events		2000.00
Insurance Expense	75.00	900.00
Printing, Postage and Delivery		1,165.00
Property Management Fees	1195.00	14,340.00
Property Management Startup fee	82.92	995.00
Real Estate Taxes	0.00	100.00
<b>Total Administration</b>	<b>1,352.92</b>	<b>19,500.00</b>
<b>Landscaping\Groundskeeping</b>		
General Landscaping Contract	1,666.67	20,000.00
Miscellaneous Landscape		8,000.00
Pond & Fountain Maintenance	333.33	4,000.00
<b>Total Landscaping\Groundskeeping</b>	<b>2,000.00</b>	<b>32,000.00</b>
<b>Legal</b>		
Legal		4,000.00
<b>Total Professional Fees</b>		<b>4,000.00</b>
<b>Repairs and Maintenance</b>		
Common Areas (i.e. fence, lights)	166.67	2,000.00
<b>Total Repairs and Maintenance</b>	<b>166.67</b>	<b>2,000.00</b>
<b>Utilities</b>		
Electric	100.00	1,200.00
<b>Total Utilities</b>	<b>100.00</b>	<b>1,200.00</b>
<b>Total Operating Expense</b>		<b>58,700.00</b>
Total Operating Income		59,700.00
Total Operating Expense	3,619.58	58,700.00
<b>NOI - Net Operating Income</b>		<b>1,000.00</b>

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$41,630.07	\$41,630.07
Prior Bank - Operating Acct	\$122.00	\$122.00
<b>Total: CASH - OPERATING</b>	<b>\$41,752.07</b>	<b>\$41,752.07</b>
<b>Total: Assets</b>	<b>\$41,752.07</b>	<b>\$41,752.07</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$1,237.50	\$1,237.50
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$1,237.50</b>	<b>\$1,237.50</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$16,608.93)	(\$16,608.93)
<b>Total: Liabilities &amp; Equity</b>	<b>\$41,752.07</b>	<b>\$41,752.07</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$400.00	\$-	\$400.00	\$400.00	\$-	\$400.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$59,700.00</b>
<b>Total OPERATING INCOME</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	1,195.00	1,195.00	-	14,340.00
5001-00 Mgmt Misc	995.00	995.00	-	995.00	995.00	-	995.00
5005-00 Office Supplies/Expense	461.11	-	(461.11)	461.11	-	(461.11)	-
5010-00 Postage - Mailings	425.86	97.12	(328.74)	425.86	97.12	(328.74)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$3,076.97</b>	<b>\$2,287.12</b>	<b>(\$789.85)</b>	<b>\$3,076.97</b>	<b>\$2,287.12</b>	<b>(\$789.85)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	406.96	100.00	(306.96)	406.96	100.00	(306.96)	100.00
5081-00 Meeting Expense	-	166.63	166.63	-	166.63	166.63	2,000.00
5087-00 Social/Activities Expense	100.00	-	(100.00)	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.13	29.13	-	29.13	29.13	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$506.96</b>	<b>\$295.76</b>	<b>(\$211.20)</b>	<b>\$506.96</b>	<b>\$295.76</b>	<b>(\$211.20)</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	75.00	75.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.37	333.37	-	333.37	333.37	4,000.00
5152-00 Audit/Tax Preparation	-	250.00	250.00	-	250.00	250.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$583.37</b>	<b>\$583.37</b>	<b>\$-</b>	<b>\$583.37</b>	<b>\$583.37</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	-	100.00	100.00	-	100.00	100.00	1,200.00
<b>Total UTILITIES</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	1,666.63	1,666.63	-	1,666.63	1,666.63	20,000.00
5420-00 Landscape Other	13,425.00	666.63	(12,758.37)	13,425.00	666.63	(12,758.37)	8,000.00
6000-00 Lake/Pond Maintenance	-	333.37	333.37	-	333.37	333.37	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$13,425.00</b>	<b>\$2,666.63</b>	<b>(\$10,758.37)</b>	<b>\$13,425.00</b>	<b>\$2,666.63</b>	<b>(\$10,758.37)</b>	<b>\$32,000.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5752-00 General Maintenance / Repair	-	166.63	166.63	-	166.63	166.63	2,000.00
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$-</b>	<b>\$166.63</b>	<b>\$166.63</b>	<b>\$-</b>	<b>\$166.63</b>	<b>\$166.63</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$17,008.93</b>	<b>\$6,174.51</b>	<b>(\$10,834.42)</b>	<b>\$17,008.93</b>	<b>\$6,174.51</b>	<b>(\$10,834.42)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>(\$16,608.93)</b>	<b>(\$6,174.51)</b>	<b>(\$10,434.42)</b>	<b>(\$16,608.93)</b>	<b>(\$6,174.51)</b>	<b>(\$10,434.42)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$40,668.46</b>	
1/31/23 3:35 pm <b>Adrian Birchler</b>	Two-O-Four Storage/Picktown Storage Invoice: PTB27	10445 Blacklick Eastern Rd Pickerington, OH 43147	1000	\$339.61
1/31/23 3:35 pm <b>Adrian Birchler</b>	E&S Services LLC Invoice: 21870	6101 Westerville Rd Westerville, OH 43081	1001	\$13,425.00
1/31/23 3:35 pm <b>Adrian Birchler</b>	Deanna Roth Multiple Invoices	912 Carron Circle Pickerington, OH 43147	1002	\$221.50
1/31/23 3:35 pm <b>Adrian Birchler</b>	Fairfield County Treasurer Multiple Invoices	210 E Main St Room 105 Lancaster, OH 43130	1003	\$406.96
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$14,393.07</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>4</b>	<b>\$14,393.07</b>

# INVOICE

**MAKE CHECK PAYABLE TO:**

Two-O-Four Storage/Picktown Storage  
10445 Blacklick Eastern Rd.  
Pickerington, OH 43147  
614-868-9291

**Unit(s)** PTB27  
**Invoice** \_\_\_\_\_  
**Invoice Date** January 5, 2023  
**Due Date** January 5, 2023

**Amount Due** **\$339.61**

HOA MELROSE  
DEANNA ROTH  
912 CARRON CIRCLE  
PICKERINGTON, OH 43147

Please check box if address is incorrect and indicate change. Signature is required to authorize address changes.

\_\_\_\_\_  
Signature

AMOUNT ENCLOSED \$ \_\_\_\_\_

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**DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT**

Unit	Date	Item/Service	Amount	Tax	Due
PTB27	2/1/2023	Rent 2/1-2/28	9.61	0.00	9.61
PTB27	3/1/2023	Rent 3/1-3/31	33.00	0.00	33.00
PTB27	4/1/2023	Rent 4/1-4/30	33.00	0.00	33.00
PTB27	5/1/2023	Rent 5/1-5/31	33.00	0.00	33.00
PTB27	6/1/2023	Rent 6/1-6/30	33.00	0.00	33.00
PTB27	7/1/2023	Rent 7/1-7/31	33.00	0.00	33.00
PTB27	8/1/2023	Rent 8/1-8/31	33.00	0.00	33.00
PTB27	9/1/2023	Rent 9/1-9/30	33.00	0.00	33.00
PTB27	10/1/2023	Rent 10/1-10/31	33.00	0.00	33.00
PTB27	11/1/2023	Rent 11/1-11/30	33.00	0.00	33.00
PTB27	12/1/2023	Rent 12/1-12/31	33.00	0.00	33.00
			<b>Subtotal</b>	\$	339.61
			<b>Taxes</b>	\$	0.00
			<b>Balance Due</b>	\$	339.61

Please remit the total due amount of **\$339.61** to the above address.

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# INVOICE

**PMI Scioto Metro**  
1201 Dublin Rd, Suite 607  
Columbus, OH 43215

team@pmisciotometro.com  
+1 6142855629  
http://pmisciotometro.com



**PMI SCIOTO METRO**

## Melrose HOA

**Bill to**  
Melrose HOA

**Invoice details**  
Invoice no. : 1040  
Invoice date : 1/1/23  
Due date : 1/1/23

Product or service	Amount
1. <b>Association Management Fee</b> Monthly Management Fee	\$1,195.00
2. <b>Association Setup Fee</b> One-Time Setup Fee	\$995.00
3. <b>Association LetterStream Mailings - First-Class/Certified</b> Paper, Envelopes, Postage, Ink, etc.	\$425.86
<b>Total</b>	<b>\$2,615.86</b>
<b>Overdue</b>	1/1/23

**E & S Services**

PO Box 933430  
 Cleveland, OH 44193  
 United States

**INVOICE**

Invoice Number: 21870  
 Invoice Date: Sep 20, 2022  
 Page: 1

Voice: 614-273-5397  
 Fax: 614-882-3363

Bill To:
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

Ship to:
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

Customer ID	Customer PO	Payment Terms	
Onyx Realty		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		10/20/22

Quantity	Item	Description	Unit Price	Amount
1.00		Melrose Pond, McLeod Parc, Pickerington, OH 9/13-20/22--Excavated silt, placed rock, and reclaimed area		
1.00		Trucking and Dumping	2,600.00	2,600.00
1.00		Excavator	3,000.00	3,000.00
1.00		Tyoe C Rock Delivered	10,500.00	10,500.00
1.00		Restoration	1,800.00	1,800.00

Melrose Homeowners Association  
 PMI Scioto Metro  
 ATTN: Adrian Birchler  
 1201 Dublin Rd  
 Suite 607  
 Columbus, Ohio 43215  
 614.285.5629  
 adrian@pmisciotometro.com

Subtotal	17,900.00
Sales Tax	
Total Invoice Amount	17,900.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>17,900.00</b>

Check/Credit Memo No:

Paid 13425 (75%) on 1.31.23 & will pay remaining 4475 once 'punch-out list is fulfilled

*JDB 2.1.23*

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$68,499.82	\$68,499.82
Prior Bank - Operating Acct	\$122.00	\$122.00
<b>Total: CASH - OPERATING</b>	<b>\$68,621.82</b>	<b>\$68,621.82</b>
<b>Total: Assets</b>	<b>\$68,621.82</b>	<b>\$68,621.82</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$27,312.50	\$27,312.50
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$27,312.50</b>	<b>\$27,312.50</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$15,814.18)	(\$15,814.18)
<b>Total: Liabilities &amp; Equity</b>	<b>\$68,621.82</b>	<b>\$68,621.82</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$2,525.00	\$-	\$2,525.00	\$2,925.00	\$-	\$2,925.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$2,525.00</b>	<b>\$-</b>	<b>\$2,525.00</b>	<b>\$2,925.00</b>	<b>\$-</b>	<b>\$2,925.00</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	750.00	-	750.00	750.00	-	750.00	-
<b>Total OTHER INCOME</b>	<b>\$750.00</b>	<b>\$-</b>	<b>\$750.00</b>	<b>\$750.00</b>	<b>\$-</b>	<b>\$750.00</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$3,275.00</b>	<b>\$-</b>	<b>\$3,275.00</b>	<b>\$3,675.00</b>	<b>\$-</b>	<b>\$3,675.00</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	2,390.00	2,390.00	-	14,340.00
5001-00 Mgmt Misc	40.00	-	(40.00)	1,035.00	995.00	(40.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5010-00 Postage - Mailings	353.61	97.08	(256.53)	779.47	194.20	(585.27)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,588.61</b>	<b>\$1,292.08</b>	<b>(\$296.53)</b>	<b>\$4,665.58</b>	<b>\$3,579.20</b>	<b>(\$1,086.38)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5081-00 Meeting Expense	-	166.67	166.67	-	333.30	333.30	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	58.30	58.30	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$506.96</b>	<b>\$491.60</b>	<b>(\$15.36)</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	150.00	150.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$150.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	-	666.70	666.70	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	-	250.00	250.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$-</b>	<b>\$916.70</b>	<b>\$916.70</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	173.00	100.00	(73.00)	173.00	200.00	27.00	1,200.00
<b>Total UTILITIES</b>	<b>\$173.00</b>	<b>\$100.00</b>	<b>(\$73.00)</b>	<b>\$173.00</b>	<b>\$200.00</b>	<b>\$27.00</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	718.64	1,666.67	948.03	718.64	3,333.30	2,614.66	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,425.00	1,333.30	(12,091.70)	8,000.00
6000-00 Lake/Pond Maintenance	-	333.33	333.33	-	666.70	666.70	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$718.64</b>	<b>\$2,666.67</b>	<b>\$1,948.03</b>	<b>\$14,143.64</b>	<b>\$5,333.30</b>	<b>(\$8,810.34)</b>	<b>\$32,000.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5752-00 General Maintenance / Repair	-	166.67	166.67	-	333.30	333.30	2,000.00
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$-</b>	<b>\$333.30</b>	<b>\$333.30</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$2,480.25</b>	<b>\$4,829.59</b>	<b>\$2,349.34</b>	<b>\$19,489.18</b>	<b>\$11,004.10</b>	<b>(\$8,485.08)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>\$794.75</b>	<b>(\$4,829.59)</b>	<b>\$5,624.34</b>	<b>(\$15,814.18)</b>	<b>(\$11,004.10)</b>	<b>(\$4,810.08)</b>	<b>\$400.00</b>

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

Current Balance:

Total Check Amount Printed

Total Check(s) & Amount Printed



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	371
Invoice Date	02/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
02/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	361
Invoice Date	02/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Operational</b>						
01/30/2023	Op - 1099 Processing - Vendor 1099 Processing	4.00	\$10.00	\$40.00	\$0.00	\$40.00
				<b>Operational Total</b>	<b>\$40.00</b>	<b>\$40.00</b>
<b>Reimbursement</b>						
01/31/2023	Reimburse - CINC Mailings	383.00	\$0.00	\$348.61	\$0.00	\$348.61
01/31/2023	Reimburse - Check Mailings	4.00	\$1.25	\$5.00	\$0.00	\$5.00
				<b>Reimbursement Total</b>	<b>\$353.61</b>	<b>\$353.61</b>
				<b>MH - Melrose HOA Total</b>	<b>\$393.61</b>	<b>\$393.61</b>



# Invoice

#IN30784

01/31/2023

P.O. Box 175  
Dublin, OH 43017-0175  
(614) 876-9988  
accountsreceivable@landscapepros.com

**Client**

Accounts Payable  
Melrose HOA  
891 Selkirk Way  
Pickerington OH 43147  
United States

**Project**

Melrose HOA  
891 Selkirk Way  
Pickerington OH 43147  
United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	03/02/2023		107318	

  

Item	Quantity	UOM	Price	Total
Spring Mulch Bed Cleanup Service Dates: 01/17/2023 (1)	1	EA	\$673.20	\$673.20

  

<b>Subtotal</b>	\$673.20
<b>Tax Total (6.75%)</b>	\$45.44
<b>Total</b>	\$718.64



IN30784

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$83,725.18	\$83,725.18
<b>Total: CASH - OPERATING</b>	<b>\$83,725.18</b>	<b>\$83,725.18</b>
<b>Total: Assets</b>	<b>\$83,725.18</b>	<b>\$83,725.18</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$462.50	\$462.50
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$462.50</b>	<b>\$462.50</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	\$26,139.18	\$26,139.18
<b>Total: Liabilities &amp; Equity</b>	<b>\$83,725.18</b>	<b>\$83,725.18</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$47,200.00	\$47,760.00	(\$560.00)	\$50,125.00	\$47,760.00	\$2,365.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$47,200.00</b>	<b>\$47,760.00</b>	<b>(\$560.00)</b>	<b>\$50,125.00</b>	<b>\$47,760.00</b>	<b>\$2,365.00</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	600.00	-	600.00	600.00	-	600.00	-
<b>Total OTHER INCOME</b>	<b>\$600.00</b>	<b>\$-</b>	<b>\$600.00</b>	<b>\$1,350.00</b>	<b>\$-</b>	<b>\$1,350.00</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$47,800.00</b>	<b>\$47,760.00</b>	<b>\$40.00</b>	<b>\$51,475.00</b>	<b>\$47,760.00</b>	<b>\$3,715.00</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	3,585.00	3,585.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,035.00	995.00	(40.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	(10.00)	-	10.00	(10.00)	-	10.00	-
5010-00 Postage - Mailings	29.01	97.08	68.07	808.48	291.28	(517.20)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,214.01</b>	<b>\$1,292.08</b>	<b>\$78.07</b>	<b>\$5,879.59</b>	<b>\$4,871.28</b>	<b>(\$1,008.31)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5081-00 Meeting Expense	-	166.67	166.67	-	499.97	499.97	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	87.47	87.47	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$506.96</b>	<b>\$687.44</b>	<b>\$180.48</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	225.00	225.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$225.00</b>	<b>\$225.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	-	1,000.03	1,000.03	4,000.00
5152-00 Audit/Tax Preparation	225.00	-	(225.00)	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$225.00</b>	<b>\$333.33</b>	<b>\$108.33</b>	<b>\$225.00</b>	<b>\$1,250.03</b>	<b>\$1,025.03</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	72.00	100.00	28.00	367.00	300.00	(67.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$72.00</b>	<b>\$100.00</b>	<b>\$28.00</b>	<b>\$367.00</b>	<b>\$300.00</b>	<b>(\$67.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	718.64	4,999.97	4,281.33	20,000.00
5420-00 Landscape Other	457.88	666.67	208.79	13,882.88	1,999.97	(11,882.91)	8,000.00
5425-00 Landscape Replace / Improvement	2,419.49	-	(2,419.49)	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	1,200.00	333.33	(866.67)	1,200.00	1,000.03	(199.97)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$4,077.37</b>	<b>\$2,666.67</b>	<b>(\$1,410.70)</b>	<b>\$18,221.01</b>	<b>\$7,999.97</b>	<b>(\$10,221.04)</b>	<b>\$32,000.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5752-00 General Maintenance / Repair	136.26	166.67	30.41	136.26	499.97	363.71	2,000.00
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$136.26</b>	<b>\$166.67</b>	<b>\$30.41</b>	<b>\$136.26</b>	<b>\$499.97</b>	<b>\$363.71</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$5,724.64</b>	<b>\$4,829.59</b>	<b>(\$895.05)</b>	<b>\$25,335.82</b>	<b>\$15,833.69</b>	<b>(\$9,502.13)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>\$42,075.36</b>	<b>\$42,930.41</b>	<b>(\$855.05)</b>	<b>\$26,139.18</b>	<b>\$31,926.31</b>	<b>(\$5,787.13)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$84,830.81</b>	
3/10/23 8:37 am <b>Adrian Birchler</b>	Mason Romine Return Overpayment	1014 Aberdeen Court Pickerington, OH 43147	1004	\$150.00
3/10/23 8:37 am <b>Adrian Birchler</b>	Jackson Brandel Multiple Invoices	891 Selkirk Way Pickerington, OH 43147	1005	\$594.14
3/31/23 12:19 pm <b>Adrian Birchler</b>	AQUA DOC Lake & Pond Management Invoice: 939420	255 Enterprise Pkwy Lewis Center, OH 43035	1006	\$1,200.00
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$1,944.14</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>3</b>	<b>\$1,944.14</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	501
Invoice Date	03/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
03/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



**DEVIN & ASSOCIATES, INC.**  
Certified Public Accounting Firm

24700 Center Ridge Road, Suite 215  
Westlake, OH 44145  
440-892-3340

# Invoice

Date	Invoice #
3/25/2023	8368

Bill To
Melrose HOA c/o PMI Scioto Metro 1201 Dublin Road, Suite 607 Columbus, OH 43215

Description	Amount
Preparation of Association's Federal Income Tax Return for the period ended December 31, 2022.	225.00
Thank you for your business.	<b>Total</b> \$225.00



**Arbaughs Tree Service & Landscaping**  
**I.S.A. ARBORIST**  
 2800 Pickerington Road, Carroll, Ohio 43112



Customer Name:	Date: 2/13/23
Address: 742 McLead	Home Ph.
	Cell Ph.
	Work Ph.

Take down 2 pines  
 9 stumps

\$425  
 30.81

~~\$455.81~~

**Payment made on 2.13.23**

*JDB 2.13.23*

Customer Signature:

*M*

**Angie's list**  
 Super Service Award 21 years  
 Arbaughtreeservice@gmail.com

Full payment to be made at completion of job, unless prior arrangements have been made. Any Invoice not paid within 30 days, late charges will be applied.

Garry Arbaugh  
 (614) 837-1316  
 Fax: (740) 756-4212

*I.S.A. Arborist On All Job Sites!*

**Workers Compensation &  
 Property Damage Insurance**

**Established 1975**

2800 Pickerington Rd., Carroll, Ohio 43112, Phone: (614) 837-1316 - Fax: (740) 756-4212



P.O. Box 175  
Dublin, OH 43017-0175  
(614) 876-9988  
info@landscapepros.com

Invoice  
#IN31520  
02/24/2023

**Client**

Accounts Payable  
PMI Scioto Metro  
Attn: Adrian Birchler  
1201 Dublin Rd, Ste 607  
Columbus OH 43215  
United States

**Project**

Melrose HOA  
891 Selkirk Way  
Pickerington OH 43147  
United States

Account #	Salesperson	Purchase Order #	Contract #	Phone	Terms	Due Date
50962	Jeffrey McKnight				Net 30	03/26/2023

**SCOPE OF WORK: (Prices do not include tax and are based on regular wage)**

Plant Red Maple Trees	<b>\$2,266.50</b>
-----------------------	-------------------

**Comments:**

Plant 6 Red Maple trees around the pond as specified

<b>Subtotal</b>	\$2,266.50
<b>Tax Total (6.75%)</b>	\$152.99
<b>Total</b>	<b>\$2,419.49</b>



# INVOICE

Printed 03/16/23

Customer # 17283

Invoice # 939420

**AQUA DOC - Columbus**  
(614)506-4166 (800)689-5253

Service Address:  
Melrose HOA  
Attention: Jackson Brandel  
742 McLeod Park  
Pickerington, OH 43147

(614)581-7043

Description	Quantity	Unit Price	Amount
March 2023 charge	03/16/23	1,200.00	1,200.00
POND MANAGEMENT PROGRAM INCLUDES MUCKBIOTIC PELLETS			

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	<b>CHECK NO.</b>
--	------------------

Charge my:  AMERICAN EXPRESS  DISCOVER  MASTERCARD  VISA Exp: \_\_\_/\_\_\_/\_\_\_

Card #: \_\_\_\_\_

Signature: \_\_\_\_\_ Security Code: \_\_\_\_\_

**Billing Address**

PMI Scioto Metro  
c/o Melrose HOA  
1201 Dublin Rd Ste 607  
Dublin, OH 43215

**Invoice # 939420**



**Customer # 17283**

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

**Please Remit \$1,200.00**

**Printed 03/16/23**

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$74,531.45	\$74,531.45
<b>Total: CASH - OPERATING</b>	<b>\$74,531.45</b>	<b>\$74,531.45</b>
<b>Total: Assets</b>	<b>\$74,531.45</b>	<b>\$74,531.45</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$615.00	\$615.00
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$615.00</b>	<b>\$615.00</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	\$16,792.95	\$16,792.95
<b>Total: Liabilities &amp; Equity</b>	<b>\$74,531.45</b>	<b>\$74,531.45</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$6,850.00	\$11,940.00	(\$5,090.00)	\$56,975.00	\$59,700.00	(\$2,725.00)	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$6,850.00</b>	<b>\$11,940.00</b>	<b>(\$5,090.00)</b>	<b>\$56,975.00</b>	<b>\$59,700.00</b>	<b>(\$2,725.00)</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	1,325.00	-	1,325.00	1,925.00	-	1,925.00	-
4610-00 Violation Fee Income	50.00	-	50.00	50.00	-	50.00	-
4801-00 Mgmt Admin Fee - Delinquency	240.00	-	240.00	240.00	-	240.00	-
<b>Total OTHER INCOME</b>	<b>\$1,615.00</b>	<b>\$-</b>	<b>\$1,615.00</b>	<b>\$2,965.00</b>	<b>\$-</b>	<b>\$2,965.00</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$8,465.00</b>	<b>\$11,940.00</b>	<b>(\$3,475.00)</b>	<b>\$59,940.00</b>	<b>\$59,700.00</b>	<b>\$240.00</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	4,780.00	4,780.00	-	14,340.00
5001-00 Mgmt Misc	100.00	-	(100.00)	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	-	-	-	(10.00)	-	10.00	-
5010-00 Postage - Mailings	54.37	97.08	42.71	862.85	388.36	(474.49)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,349.37</b>	<b>\$1,292.08</b>	<b>(\$57.29)</b>	<b>\$7,228.96</b>	<b>\$6,163.36</b>	<b>(\$1,065.60)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	25.00	-	(25.00)	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	-	666.64	666.64	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	116.64	116.64	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$25.00</b>	<b>\$195.84</b>	<b>\$170.84</b>	<b>\$531.96</b>	<b>\$883.28</b>	<b>\$351.32</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	300.00	300.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$300.00</b>	<b>\$300.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	325.00	333.33	8.33	325.00	1,333.36	1,008.36	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$325.00</b>	<b>\$333.33</b>	<b>\$8.33</b>	<b>\$550.00</b>	<b>\$1,583.36</b>	<b>\$1,033.36</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	71.00	100.00	29.00	438.00	400.00	(38.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$71.00</b>	<b>\$100.00</b>	<b>\$29.00</b>	<b>\$438.00</b>	<b>\$400.00</b>	<b>(\$38.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	718.64	6,666.64	5,948.00	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	2,666.64	(11,216.24)	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	16,040.86	333.33	(15,707.53)	17,240.86	1,333.36	(15,907.50)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$16,040.86</b>	<b>\$2,666.67</b>	<b>(\$13,374.19)</b>	<b>\$34,261.87</b>	<b>\$10,666.64</b>	<b>(\$23,595.23)</b>	<b>\$32,000.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5752-00 General Maintenance / Repair	-	166.67	166.67	136.26	666.64	530.38	2,000.00
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$136.26</b>	<b>\$666.64</b>	<b>\$530.38</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$17,811.23</b>	<b>\$4,829.59</b>	<b>(\$12,981.64)</b>	<b>\$43,147.05</b>	<b>\$20,663.28</b>	<b>(\$22,483.77)</b>	<b>\$59,300.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$9,346.23)</u>	<u>\$7,110.41</u>	<u>(\$16,456.64)</u>	<u>\$16,792.95</u>	<u>\$39,036.72</u>	<u>(\$22,243.77)</u>	<u>\$400.00</u>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$73,418.51</b>	
4/7/23 2:57 pm Adrian Birchler	AQUA DOC Lake & Pond Management	255 Enterprise Pkwy Lewis Center, OH 43035	1007	\$8,020.43
4/7/23 2:57 pm Adrian Birchler	Williams & Strohm	2 Miranova PI #380 Columbus, OH 43215	1008	\$325.00
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$8,345.43</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>2</b>	<b>\$8,345.43</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	663
Invoice Date	04/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
04/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	650
Invoice Date	04/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Operational</b>						
03/14/2023	Op - State Filings - Registered Agent Change	1.00	\$100.00	\$100.00	\$0.00	\$100.00
				<b>Operational Total</b>	<b>\$100.00</b>	<b>\$100.00</b>
<b>Reimbursement</b>						
04/01/2023	Reimburse - Check Mailings - March	3.00	\$1.25	\$3.75	\$0.00	\$3.75
04/01/2023	Reimburse - CINC Mailings - March	52.00	\$0.00	\$49.42	\$0.00	\$49.42
04/01/2023	Reimburse - LetterStream Mailings - March	1.00	\$0.00	\$1.20	\$0.00	\$1.20
03/14/2023	Reimbursement - Secretary of State Filing Cost	1.00	\$0.00	\$25.00	\$0.00	\$25.00
				<b>Reimbursement Total</b>	<b>\$79.37</b>	<b>\$79.37</b>
				<b>MH - Melrose HOA Total</b>	<b>\$179.37</b>	<b>\$179.37</b>

**WILLIAMS & STROHM, LLC**  
ATTORNEYS AT LAW  
Two Miranova Place, Suite 380  
Columbus, OH 43215-7047  
614-228-0207

Melrose HOA of Pickerington, Inc.  
c/o PMI Scioto Metro  
ATTN: Adrian Birchler

March 30, 2023

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
3/1/2023	JK review email from PM regarding potential fence violation; review declaration and draft email to pm regarding potential violation and approaches.	0.40 250.00/hr	100.00
3/21/2023	JK Review email from PM; Association's documents, phone call with PM to discuss fence issue; draft email to Pm. Fence Issue	0.90 250.00/hr	225.00
	For professional services rendered	<u>1.30</u>	<u>\$325.00</u>
	Balance due		<u><u>\$325.00</u></u>

Payment due upon receipt; does not include payments made after March 30, 2023



255 Enterprise Pkwy.  
Lewis Center, Ohio 43035

**614.396.9301**  
**800.689.LAKE (5253)**  
fax: 614.505.3282  
info@aquadocinc.com

Quotation For:  
Melrose HOA  
Jackson Brandel  
742 McLeod Park  
Pickerington OH 43147

Date: 3/28/2023



QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	<b>2023 Airmax LakeSeries Fountain System</b>		
1	Airmax LakeSeries 3Hp 240V 1 Phase Fountain System. Includes Control Panel; 200' Power Cable with Quick Disconnect.	\$ 9,634.99	\$ 9,634.99
1	Crown & Gusher Nozzle	\$ 349.00	\$ 349.00
1	Lakeseries LED RGBW 9 Light Kit with Disconnect. 200' of Light Cable.	\$ 3,834.99	\$ 3,834.99
<i>Assembly and Installation*: Installation of control panel with 240V power feed available at designated location. Includes up to 45' trenching with rough backfill upon completion (does not include finish grade and/or grass seeding).</i>			
<b>Includes Airmax 5 Year Fountain &amp; Control Panel, 3 Year Lighting Limited Parts Only Manufacturer's Warranty</b>			
AQUA DOC is authorized to complete this contract as specified. Payment will be made as outlined above. NOTE: This quote may be withdrawn by AQUA DOC if not approved within 30 days. All materials remain the property of AQUA DOC until final payment is received. This contract does not include unforeseen difficulties and/or adverse weather conditions. All projects will be completed as rapidly as possible, however, should excessive moisture, high winds or any other unsuitable factor exist work will be halted until conditions improve. Any electrical work and/or trenching not specifically stated in this contract but deemed necessary for unit installation, will be charged to customer and billed with the final installment or separately. NOTE: CANCELLATION OF THIS CONTRACT ONCE FOUNTAIN OR AERATION SYSTEM HAS BEEN ORDERED WILL RESULT IN A 20% RESTOCKING FEE, AS WELL AS ANY CREW LABOR, AND/OR SHIPPING CHARGES INCURRED BY AQUA DOC.			\$ 13,818.98
SALES TAX			\$ 1,001.88
INSTALLATION*			\$ 1,220.00
FREIGHT			No Charge
<b>TOTAL</b>			<b>\$ 16,040.86</b>

DOWNPAYMENT REQUIRED WITH ORDER	Deposit	\$ 8,020.43
BALANCE DUE UPON COMPLETION	Balance	\$ 8,020.43

The above prices, specifications and conditions are satisfactory and hereby accepted: Credit Card payments \$3000.00 and above will be assessed a 3% processing fee

Customer: Jackson Brandel  
e-signed on 3.30.23

AQUA DOC: [Signature]

[www.aquadocinc.com](http://www.aquadocinc.com)

Working full time on Lake & Pond Management... So you don't have to.

Printed 04/03/23

Customer # 17283

Invoice # 941909

**AQUA DOC - Columbus**  
(614)506-4166 (800)689-5253

Service Address:  
Melrose HOA  
Attention: Jackson Brandel  
742 McLeod Park  
Pickerington, OH 43147

(614)581-7043

Description	Quantity	Unit Price	Amount
April 2023 charge	04/01/23	7,519.49	545.17
AIRMAX LAKE-SERIES FOUNTAIN SYSTEM			
			8,064.66

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

*Billing Address*

PMI Scioto Metro  
c/o Melrose HOA  
1201 Dublin Rd Ste 607  
Dublin, OH 43215

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.
--	-----------

Charge my:  AMERICAN EXPRESS  DISCOVER  MASTERCARD  VISA Exp: \_\_\_/\_\_\_/\_\_\_

Card #: \_\_\_\_\_

Signature: \_\_\_\_\_ Security Code: \_\_\_\_\_

Invoice # 941909



Customer # 17283

Please Remit \$8,064.66

# INVOICE

Customer # **17283**  
 Invoice # **1042523**

**AQUA DOC - Columbus**  
 (614)506-4166      (800)689-5253

Service Address:  
 Melrose HOA  
 Attention: Jackson Brandel  
 742 McLeod Park  
 Pickerington OH 43147

Res. \_\_\_\_\_ Bus. (614) 581-7043

PO# \_\_\_\_\_

Description	Date	Amount	Tax	Total
April 2023 Installment Charge	4/25/2023	\$8,020.43		\$8,020.43
AIRMAX LAKE-SERIES FOUNTAIN SYSTEM				
For your convenience, service continues from season to season. For a change in service please call our office.				

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

AMOUNT	CHECK NO.

AQUA DOC - Columbus  
 255 Enterprise Drive  
 Lewis Center, OH 43035

Charge my:     Exp: \_\_\_\_ / \_\_\_\_

Billing Address

PMI Scioto Metro  
 c/o Melrose HOA  
 1201 Dublin Rd, Ste 607  
 Dublin OH 43215

Card #: \_\_\_\_\_

Signature: \_\_\_\_\_ Security Code: \_\_\_\_\_

**Invoice # 1042523**

**Customer # 17283**

**AQUA DOC - Columbus**  
 255 Enterprise Drive  
 Lewis Center, OH 43035

Please Remit **\$8,020.43**

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, BE SURE ADDRESS SHOWS THROUGH WINDOW

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$71,895.42	\$71,895.42
<b>Total: CASH - OPERATING</b>	<b>\$71,895.42</b>	<b>\$71,895.42</b>
<b>Total: Assets</b>	<b>\$71,895.42</b>	<b>\$71,895.42</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$665.00	\$665.00
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$665.00</b>	<b>\$665.00</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	\$14,106.92	\$14,106.92
<b>Total: Liabilities &amp; Equity</b>	<b>\$71,895.42</b>	<b>\$71,895.42</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$4,098.00	\$-	\$4,098.00	\$61,073.00	\$59,700.00	\$1,373.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$4,098.00</b>	<b>\$-</b>	<b>\$4,098.00</b>	<b>\$61,073.00</b>	<b>\$59,700.00</b>	<b>\$1,373.00</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	700.96	-	700.96	2,625.96	-	2,625.96	-
4610-00 Violation Fee Income	25.00	-	25.00	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	260.00	-	260.00	500.00	-	500.00	-
<b>Total OTHER INCOME</b>	<b>\$985.96</b>	<b>\$-</b>	<b>\$985.96</b>	<b>\$3,950.96</b>	<b>\$-</b>	<b>\$3,950.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$5,083.96</b>	<b>\$-</b>	<b>\$5,083.96</b>	<b>\$65,023.96</b>	<b>\$59,700.00</b>	<b>\$5,323.96</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	5,975.00	5,975.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	240.00	-	(240.00)	230.00	-	(230.00)	-
5010-00 Postage - Mailings	97.94	97.08	(0.86)	960.79	485.44	(475.35)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,532.94</b>	<b>\$1,292.08</b>	<b>(\$240.86)</b>	<b>\$8,761.90</b>	<b>\$7,455.44</b>	<b>(\$1,306.46)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	-	833.31	833.31	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	145.81	145.81	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$531.96</b>	<b>\$1,079.12</b>	<b>\$547.16</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	375.00	375.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$375.00</b>	<b>\$375.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	325.00	1,666.69	1,341.69	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$550.00</b>	<b>\$1,916.69</b>	<b>\$1,366.69</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	72.00	100.00	28.00	510.00	500.00	(10.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$72.00</b>	<b>\$100.00</b>	<b>\$28.00</b>	<b>\$510.00</b>	<b>\$500.00</b>	<b>(\$10.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	6,135.39	1,666.67	(4,468.72)	6,854.03	8,333.31	1,479.28	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	3,333.31	(10,549.57)	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	-	333.33	333.33	17,240.86	1,666.69	(15,574.17)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$6,135.39</b>	<b>\$2,666.67</b>	<b>(\$3,468.72)</b>	<b>\$40,397.26</b>	<b>\$13,333.31</b>	<b>(\$27,063.95)</b>	<b>\$32,000.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5752-00 General Maintenance / Repair	29.66	166.67	137.01	165.92	833.31	667.39	2,000.00
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$29.66</b>	<b>\$166.67</b>	<b>\$137.01</b>	<b>\$165.92</b>	<b>\$833.31</b>	<b>\$667.39</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$7,769.99</b>	<b>\$4,829.59</b>	<b>(\$2,940.40)</b>	<b>\$50,917.04</b>	<b>\$25,492.87</b>	<b>(\$25,424.17)</b>	<b>\$59,300.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$2,686.03)</u>	<u>(\$4,829.59)</u>	<u>\$2,143.56</u>	<u>\$14,106.92</u>	<u>\$34,207.13</u>	<u>(\$20,100.21)</u>	<u>\$400.00</u>



PMI SCIOTO METRO

### Check Print Log

Melrose HOA

From 5/1/2023 To 5/31/2023

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$69,851.92</b>	
5/1/23 9:38 am Adrian Birchler	AQUA DOC Lake & Pond Management Invoice: 1042523	255 Enterprise Pkwy Lewis Center, OH 43035	1009	\$8,020.43
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$8,020.43</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>1</b>	<b>\$8,020.43</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	803
Invoice Date	05/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
05/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

# Invoice

#IN33246

03/31/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	04/30/2023		107318	

Item	Quantity	UOM	Price	Total
Spring Application Service Dates: 03/23/2023 (1)	1	EA	\$586.59	\$586.59
Pre-emergent Mulch Bed Application Service Dates: 03/27/2023 (1)	1	EA	\$137.70	\$137.70
Edging Of Mulch Beds Service Dates: 03/03/2023 (1)	1	EA	\$1,314.69	\$1,314.69
Mulch Installation - Black Dyed Mulch Service Dates: 03/09/2023 (1)	1	EA	\$1,961.18	\$1,961.18

<b>Subtotal</b>	\$4,000.16
<b>Tax Total (6.75%)</b>	\$270.01
<b>Total</b>	\$4,270.17





# Invoice

#IN34529

P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

04/30/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	05/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 04/06/2023 (1) 04/13/2023 (1) 04/20/2023 (1) 04/27/2023 (1)	4	EA	\$396.02	\$1,584.08
Bed Maintenance & Curb Line Care Service Dates: 04/06/2023 (1) 04/13/2023 (1) 04/20/2023 (1) 04/27/2023 (1)	4	EA	\$40.80	\$163.20

<b>Subtotal</b>	\$1,747.28
<b>Tax Total (6.75%)</b>	\$117.94
<b>Total</b>	\$1,865.22



IN34529

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$70,233.70	\$70,233.70
<b>Total: CASH - OPERATING</b>	<b>\$70,233.70</b>	<b>\$70,233.70</b>
<b>Total: Assets</b>	<b>\$70,233.70</b>	<b>\$70,233.70</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$695.78	\$695.78
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$695.78</b>	<b>\$695.78</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	\$12,414.42	\$12,414.42
<b>Total: Liabilities &amp; Equity</b>	<b>\$70,233.70</b>	<b>\$70,233.70</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$1,375.00	\$-	\$1,375.00	\$62,448.00	\$59,700.00	\$2,748.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$1,375.00</b>	<b>\$-</b>	<b>\$1,375.00</b>	<b>\$62,448.00</b>	<b>\$59,700.00</b>	<b>\$2,748.00</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	200.00	-	200.00	2,825.96	-	2,825.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	100.00	-	100.00	600.00	-	600.00	-
<b>Total OTHER INCOME</b>	<b>\$300.00</b>	<b>\$-</b>	<b>\$300.00</b>	<b>\$4,250.96</b>	<b>\$-</b>	<b>\$4,250.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$1,675.00</b>	<b>\$-</b>	<b>\$1,675.00</b>	<b>\$66,698.96</b>	<b>\$59,700.00</b>	<b>\$6,998.96</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	7,170.00	7,170.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	260.00	-	(260.00)	490.00	-	(490.00)	-
5010-00 Postage - Mailings	63.50	97.08	33.58	1,024.29	582.52	(441.77)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,518.50</b>	<b>\$1,292.08</b>	<b>(\$226.42)</b>	<b>\$10,280.40</b>	<b>\$8,747.52</b>	<b>(\$1,532.88)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	-	999.98	999.98	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	174.98	174.98	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$531.96</b>	<b>\$1,274.96</b>	<b>\$743.00</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	450.00	450.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$450.00</b>	<b>\$450.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	350.00	333.33	(16.67)	675.00	2,000.02	1,325.02	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$350.00</b>	<b>\$333.33</b>	<b>(\$16.67)</b>	<b>\$900.00</b>	<b>\$2,250.02</b>	<b>\$1,350.02</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	299.00	100.00	(199.00)	809.00	600.00	(209.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$299.00</b>	<b>\$100.00</b>	<b>(\$199.00)</b>	<b>\$809.00</b>	<b>\$600.00</b>	<b>(\$209.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	6,854.03	9,999.98	3,145.95	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	3,999.98	(9,882.90)	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	1,200.00	333.33	(866.67)	18,440.86	2,000.02	(16,440.84)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$1,200.00</b>	<b>\$2,666.67</b>	<b>\$1,466.67</b>	<b>\$41,597.26</b>	<b>\$15,999.98</b>	<b>(\$25,597.28)</b>	<b>\$32,000.00</b>
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	-	166.67	166.67	165.92	999.98	834.06	2,000.00
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$165.92</b>	<b>\$999.98</b>	<b>\$834.06</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,367.50</b>	<b>\$4,829.59</b>	<b>\$1,462.09</b>	<b>\$54,284.54</b>	<b>\$30,322.46</b>	<b>(\$23,962.08)</b>	<b>\$59,300.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$1,692.50)</u>	<u>(\$4,829.59)</u>	<u>\$3,137.09</u>	<u>\$12,414.42</u>	<u>\$29,377.54</u>	<u>(\$16,963.12)</u>	<u>\$400.00</u>

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
<b>AQUA DOC Lake &amp; Pond Management</b>							
06/01/2023	953623	05/30/2023	06/01/2023	Paid (check)		\$1,200.00	\$ -
				Adrian Birchler		<b>Payment Type:</b> Check	
<b>AQUA DOC Lake &amp; Pond Management Total:</b>						<b>\$ 1,200.00</b>	<b>\$ 0.00</b>
<b>Scioto Metro LLC</b>							
06/01/2023	939	06/01/2023	06/01/2023	Paid (ACH)		\$1,195.00	-
				Adrian Birchler		<b>Payment Type:</b> ACH	
06/01/2023	951	06/01/2023	06/01/2023	Paid (ACH)		\$323.50	-
				Adrian Birchler		<b>Payment Type:</b> ACH	
<b>Scioto Metro LLC Total:</b>						<b>\$ 1,518.50</b>	<b>\$ 0.00</b>
<b>South Central Power Company</b>							
06/14/2023	052223-9667	05/22/2023		Paid (check)		\$40.00	-
						<b>Payment Type:</b> Check	
06/14/2023	052223-6530	05/22/2023		Paid (check)		\$259.00	-
						<b>Payment Type:</b> Check	
<b>South Central Power Company Total:</b>						<b>\$ 299.00</b>	<b>\$ 0.00</b>
<b>Williams &amp; Strohm</b>							
06/08/2023	060223-	06/02/2023		Paid (check)		\$350.00	-
						<b>Payment Type:</b> Check	
<b>Williams &amp; Strohm Total:</b>						<b>\$ 350.00</b>	<b>\$ 0.00</b>
<b>Melrose HOA 6 Invoice(s) Totaling:</b>						<b>\$ 3,367.50</b>	<b>\$ 0.00</b>
<b>GRAND 6 Invoice(s) Totaling:</b>						<b>\$3,367.50</b>	<b>\$ 0.00</b>



Invoice Number	939
Invoice Date	06/01/2023

PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
06/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>

**WILLIAMS & STROHM, LLC**  
ATTORNEYS AT LAW  
Two Miranova Place, Suite 380  
Columbus, OH 43215-7047  
614-228-0207

Melrose HOA of Pickerington, Inc.  
c/o PMI Scioto Metro  
ATTN: Adrian Birchler  
adrian@pmisciotometro.com

June 2, 2023

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
5/10/2023	JK Prepare affidavit of facts related to unapproved fencing. Woith– 733 Mcleod Park	1.30 250.00/hr	325.00
5/24/2023	JK Revise affidavit of fact and email to PM.	0.10 250.00/hr	25.00
	For professional services rendered	<u>1.40</u>	<u>\$350.00</u>
	Balance due		<u><u>\$350.00</u></u>

Payment due upon receipt; does not include payments made after June 2, 2023

INVOICE

Printed 05/02/23

Customer #

17283

Invoice #

953623

**AQUA DOC - Columbus**  
(614)506-4166 (800)689-5253

Service Address

Melrose HOA  
Attention: Jackson Brandel  
742 McLeod Park  
Pickerington, OH 43147

Res.

Bus. (614)581-7043

Description	Res.	Quantity	Unit Price	Amount
June 2023 Charge	06/01/23	1,200.00		1,200.00
POND MANAGEMENT PROGRAM INCLUDES MUCKBIOTIC PELLETS				

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

*Bill To Address*

PMI Scioto Metro  
c/o Melrose HOA  
1201 Dublin Rd Ste 607  
Dublin, OH 43215

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

AMOUNT	CHECK NO.

Charge my:  AMERICAN EXPRESS  DISCOVER  MasterCard  VISA Exp: \_\_\_/\_\_\_

Card #: \_\_\_\_\_

Signature: \_\_\_\_\_ Security Code: \_\_\_\_\_

Invoice # 953623



Cust. # 17283

Please Remit \$1,200.00

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$62,326.18	\$62,326.18
<b>Total: CASH - OPERATING</b>	<b>\$62,326.18</b>	<b>\$62,326.18</b>
<b>Total: Assets</b>	<b>\$62,326.18</b>	<b>\$62,326.18</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$769.84	\$769.84
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$769.84</b>	<b>\$769.84</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	\$4,432.84	\$4,432.84
<b>Total: Liabilities &amp; Equity</b>	<b>\$62,326.18</b>	<b>\$62,326.18</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$300.00	\$-	\$300.00	\$62,748.00	\$59,700.00	\$3,048.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$300.00</b>	<b>\$-</b>	<b>\$300.00</b>	<b>\$62,748.00</b>	<b>\$59,700.00</b>	<b>\$3,048.00</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	150.00	-	150.00	2,975.96	-	2,975.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	80.00	-	80.00	680.00	-	680.00	-
<b>Total OTHER INCOME</b>	<b>\$230.00</b>	<b>\$-</b>	<b>\$230.00</b>	<b>\$4,480.96</b>	<b>\$-</b>	<b>\$4,480.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$530.00</b>	<b>\$-</b>	<b>\$530.00</b>	<b>\$67,228.96</b>	<b>\$59,700.00</b>	<b>\$7,528.96</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	8,365.00	8,365.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	100.00	-	(100.00)	590.00	-	(590.00)	-
5010-00 Postage - Mailings	556.16	97.08	(459.08)	1,580.45	679.60	(900.85)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,851.16</b>	<b>\$1,292.08</b>	<b>(\$559.08)</b>	<b>\$12,131.56</b>	<b>\$10,039.60</b>	<b>(\$2,091.96)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	1,027.50	166.67	(860.83)	1,027.50	1,166.65	139.15	2,000.00
5087-00 Social/Activities Expense	29.14	-	(29.14)	129.14	-	(129.14)	-
5170-00 Website Expenses	309.21	29.17	(280.04)	309.21	204.15	(105.06)	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$1,365.85</b>	<b>\$195.84</b>	<b>(\$1,170.01)</b>	<b>\$1,897.81</b>	<b>\$1,470.80</b>	<b>(\$427.01)</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	525.00	525.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$525.00</b>	<b>\$525.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	50.00	333.33	283.33	725.00	2,333.35	1,608.35	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$50.00</b>	<b>\$333.33</b>	<b>\$283.33</b>	<b>\$950.00</b>	<b>\$2,583.35</b>	<b>\$1,633.35</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	285.00	100.00	(185.00)	1,094.00	700.00	(394.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$285.00</b>	<b>\$100.00</b>	<b>(\$185.00)</b>	<b>\$1,094.00</b>	<b>\$700.00</b>	<b>(\$394.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	2,491.41	1,666.67	(824.74)	9,345.44	11,666.65	2,321.21	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	4,666.65	(9,216.23)	8,000.00
5425-00 Landscape Replace / Improvement	2,331.53	-	(2,331.53)	4,751.02	-	(4,751.02)	-
6000-00 Lake/Pond Maintenance	-	333.33	333.33	18,440.86	2,333.35	(16,107.51)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$4,822.94</b>	<b>\$2,666.67</b>	<b>(\$2,156.27)</b>	<b>\$46,420.20</b>	<b>\$18,666.65</b>	<b>(\$27,753.55)</b>	<b>\$32,000.00</b>
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	136.63	166.67	30.04	302.55	1,166.65	864.10	2,000.00
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$136.63</b>	<b>\$166.67</b>	<b>\$30.04</b>	<b>\$302.55</b>	<b>\$1,166.65</b>	<b>\$864.10</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$8,511.58</b>	<b>\$4,829.59</b>	<b>(\$3,681.99)</b>	<b>\$62,796.12</b>	<b>\$35,152.05</b>	<b>(\$27,644.07)</b>	<b>\$59,300.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$7,981.58)</u>	<u>(\$4,829.59)</u>	<u>(\$3,151.99)</u>	<u>\$4,432.84</u>	<u>\$24,547.95</u>	<u>(\$20,115.11)</u>	<u>\$400.00</u>

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
<b>Deanna Roth</b>								
07/03/2023	061423-	06/14/2023		Paid (check)		\$29.14		\$ -
						<b>Payment Type:</b> Check		
07/19/2023	071323912	07/13/2023		Paid (check)		\$96.63		-
						<b>Payment Type:</b> Check		
07/19/2023	071323	07/13/2023		Paid (check)		\$40.00		-
						<b>Payment Type:</b> Check		
					<b>Deanna Roth Total:</b>	<b>\$ 165.77</b>		<b>\$ 0.00</b>
<b>EMSI Inc</b>								
07/03/2023	IN35827	05/31/2023		Paid (check)		\$2,491.41		-
						<b>Payment Type:</b> Check		
07/19/2023	IN37327	06/30/2023		Paid (check)		\$2,331.53		-
						<b>Payment Type:</b> Check		
					<b>EMSI Inc Total:</b>	<b>\$ 4,822.94</b>		<b>\$ 0.00</b>
<b>Jackson Brandel</b>								
07/27/2023	072523-	07/25/2023		Paid (check)		\$309.21		-
						<b>Payment Type:</b> Check		
					<b>Jackson Brandel Total:</b>	<b>\$ 309.21</b>		<b>\$ 0.00</b>
<b>Scioto Metro LLC</b>								
07/03/2023	1046	07/03/2023	07/03/2023	Paid (ACH)		\$1,195.00		-
			Adrian Birchler			<b>Payment Type:</b> ACH		
07/03/2023	1059	07/01/2023	07/03/2023	Paid (ACH)		\$656.16		-
			Adrian Birchler			<b>Payment Type:</b> ACH		
					<b>Scioto Metro LLC Total:</b>	<b>\$ 1,851.16</b>		<b>\$ 0.00</b>
<b>South Central Power Company</b>								
07/07/2023	20230707-376530	06/22/2023		Paid (check)		\$285.00		-
						<b>Payment Type:</b> Check		
					<b>South Central Power Company Total:</b>	<b>\$ 285.00</b>		<b>\$ 0.00</b>
<b>Williams &amp; Strohm</b>								
07/11/2023	070523-	07/05/2023		Paid (check)		\$50.00		-
						<b>Payment Type:</b> Check		
					<b>Williams &amp; Strohm Total:</b>	<b>\$ 50.00</b>		<b>\$ 0.00</b>
<b>Zachariah James</b>								
07/06/2023	10122471	07/06/2023	07/06/2023	Paid (check)		\$1,027.50		-
			Adrian Birchler			<b>Payment Type:</b> Check		
					<b>Zachariah James Total:</b>	<b>\$ 1,027.50</b>		<b>\$ 0.00</b>
					<b>Melrose HOA 11 Invoice(s) Totaling:</b>	<b>\$ 8,511.58</b>		<b>\$ 0.00</b>
					<b>GRAND 11 Invoice(s) Totaling:</b>	<b>\$8,511.58</b>		<b>\$ 0.00</b>



Invoice Number	1046
Invoice Date	07/03/2023

PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
07/03/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

# Invoice

#IN35827

05/31/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	06/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 05/05/2023 (1) 05/11/2023 (1) 05/18/2023 (1) 05/25/2023 (1)	4	EA	\$396.02	\$1,584.08
Bed Maintenance & Curb Line Care Service Dates: 05/05/2023 (1) 05/11/2023 (1) 05/18/2023 (1) 05/25/2023 (1)	4	EA	\$40.80	\$163.20
Late Spring/Early Summer Application Service Dates: 05/24/2023 (1)	1	EA	\$586.59	\$586.59

<b>Subtotal</b>	\$2,333.87
<b>Tax Total (6.75%)</b>	\$157.54
<b>Total</b>	\$2,491.41





P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

# Invoice

#IN37327

06/30/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	07/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 06/01/2023 (1) 06/09/2023 (1) 06/15/2023 (1) 06/21/2023 (1) 06/29/2023 (1)	5	EA	\$396.02	\$1,980.10
Bed Maintenance & Curb Line Care Service Dates: 06/01/2023 (1) 06/09/2023 (1) 06/15/2023 (1) 06/21/2023 (1) 06/29/2023 (1)	5	EA	\$40.80	\$204.00

<b>Subtotal</b>	\$2,184.10
<b>Tax Total (6.75%)</b>	\$147.43
<b>Total</b>	\$2,331.53



**WILLIAMS & STROHM, LLC**

ATTORNEYS AT LAW  
Two Miranova Place, Suite  
380  
Columbus, OH 43215-7047  
614-228-0207

Melrose HOA of Pickerington, Inc.  
c/o PMI Scioto Metro  
ATTN: Adrian Birchler  
adrian@pmisciotometro.com

July 5, 2023

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
6/5/2023 BT    Review court docket, sale results, and bankruptcy information per email from PM. Draft response to PM with legal options for attempting to recover past due assessments. (Dayton, Charles D. & Karen J. -822 Elgin Circle)	0.20 250.00/hr	50.00
For professional services rendered	<u>0.20</u>	<u>\$50.00</u>
Previous balance		\$350.00
6/13/2023 Payment - check #100000. Thank you.		<u>(\$350.00)</u>
Total payments and adjustments		<u>(\$350.00)</u>
Balance due		<u><u>\$50.00</u></u>

Payment due upon receipt; does not include payments made after July 5, 2023

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$58,776.14	\$58,776.14
<b>Total: CASH - OPERATING</b>	<b>\$58,776.14</b>	<b>\$58,776.14</b>
<b>Total: Assets</b>	<b>\$58,776.14</b>	<b>\$58,776.14</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$796.79	\$796.79
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$796.79</b>	<b>\$796.79</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	\$855.85	\$855.85
<b>Total: Liabilities &amp; Equity</b>	<b>\$58,776.14</b>	<b>\$58,776.14</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$266.41	\$-	\$266.41	\$63,014.41	\$59,700.00	\$3,314.41	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$266.41</b>	<b>\$-</b>	<b>\$266.41</b>	<b>\$63,014.41</b>	<b>\$59,700.00</b>	<b>\$3,314.41</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	50.00	-	50.00	3,025.96	-	3,025.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	50.00	-	50.00	730.00	-	730.00	-
<b>Total OTHER INCOME</b>	<b>\$100.00</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$4,580.96</b>	<b>\$-</b>	<b>\$4,580.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$366.41</b>	<b>\$-</b>	<b>\$366.41</b>	<b>\$67,595.37</b>	<b>\$59,700.00</b>	<b>\$7,895.37</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	9,560.00	9,560.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	80.00	-	(80.00)	670.00	-	(670.00)	-
5010-00 Mailings	51.86	97.08	45.22	1,632.31	776.68	(855.63)	1,165.00
5020-00 Printing	61.84	-	(61.84)	61.84	-	(61.84)	-
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,388.70</b>	<b>\$1,292.08</b>	<b>(\$96.62)</b>	<b>\$13,520.26</b>	<b>\$11,331.68</b>	<b>(\$2,188.58)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	1,027.50	1,333.32	305.82	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	233.32	(75.89)	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$1,897.81</b>	<b>\$1,666.64</b>	<b>(\$231.17)</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	600.00	600.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$600.00</b>	<b>\$600.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	725.00	2,666.68	1,941.68	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$950.00</b>	<b>\$2,916.68</b>	<b>\$1,966.68</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	267.00	100.00	(167.00)	1,361.00	800.00	(561.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$267.00</b>	<b>\$100.00</b>	<b>(\$167.00)</b>	<b>\$1,361.00</b>	<b>\$800.00</b>	<b>(\$561.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	1,259.27	1,666.67	407.40	10,604.71	13,333.32	2,728.61	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	5,333.32	(8,549.56)	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	4,751.02	-	(4,751.02)	-
6000-00 Lake/Pond Maintenance	938.43	333.33	(605.10)	19,379.29	2,666.68	(16,712.61)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$2,197.70</b>	<b>\$2,666.67</b>	<b>\$468.97</b>	<b>\$48,617.90</b>	<b>\$21,333.32</b>	<b>(\$27,284.58)</b>	<b>\$32,000.00</b>
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	90.00	166.67	76.67	392.55	1,333.32	940.77	2,000.00
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$90.00</b>	<b>\$166.67</b>	<b>\$76.67</b>	<b>\$392.55</b>	<b>\$1,333.32</b>	<b>\$940.77</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,943.40</b>	<b>\$4,829.59</b>	<b>\$886.19</b>	<b>\$66,739.52</b>	<b>\$39,981.64</b>	<b>(\$26,757.88)</b>	<b>\$59,300.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$3,576.99)</u>	<u>(\$4,829.59)</u>	<u>\$1,252.60</u>	<u>\$855.85</u>	<u>\$19,718.36</u>	<u>(\$18,862.51)</u>	<u>\$400.00</u>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	1213
Invoice Date	08/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
08/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

# Invoice

#IN38880

07/31/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	08/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 07/11/2023 (1) 07/24/2023 (1)	2	EA	\$396.02	\$792.04
Bed Maintenance & Curb Line Care Service Dates: 07/11/2023 (1) 07/24/2023 (1)	2	EA	\$40.80	\$81.60
Initial Shear Pruning Service Dates: 07/13/2023 (1)	1	EA	\$306.00	\$306.00

<b>Subtotal</b>	\$1,179.64
<b>Tax Total (6.75%)</b>	\$79.63
<b>Total</b>	\$1,259.27



# INVOICE

Printed 08/01/23

Customer # 17283

service address

Melrose HOA  
742 McLeod Park  
Pickerington OH 43147

**AQUA DOC - Columbus**  
(614)506-4166 (800)689-5253  
FAX: (855)286-1300

Invoice #1004098

Tax \$63.44

Please Remit \$938.43

Bus. (614)581-7043

### Fountain Service

2AM652648 LED Light Power Cord: 16/3 200' w/QD	1 each	484.99	484.99
002FSC Service Charge-Columbus Fountain	1 each	390.00	390.00

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

### Bill To Address

PMI Scioto Metro - c/o Melrose HOA  
1201 Dublin Rd  
Ste 607  
Dublin OH 43215

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

AMOUNT	CHECK NO.

charge my:  AMERICAN EXPRESS  DISCOVER  MASTERCARD  VISA

card #: \_\_\_\_\_ exp: \_\_\_/\_\_\_

signature: \_\_\_\_\_

security code: \_\_\_\_\_

Job # 2253185

Customer # 17283



TAX \$63.44

Please Remit \$938.43

Printed 08/01/23

Invoice # 1004098

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$43,176.11	\$43,176.11
<b>Total: CASH - OPERATING</b>	<b>\$43,176.11</b>	<b>\$43,176.11</b>
<b>Total: Assets</b>	<b>\$43,176.11</b>	<b>\$43,176.11</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$849.29	\$849.29
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$849.29</b>	<b>\$849.29</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$14,796.68)	(\$14,796.68)
<b>Total: Liabilities &amp; Equity</b>	<b>\$43,176.11</b>	<b>\$43,176.11</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$909.79	\$-	\$909.79	\$63,924.20	\$59,700.00	\$4,224.20	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$909.79</b>	<b>\$-</b>	<b>\$909.79</b>	<b>\$63,924.20</b>	<b>\$59,700.00</b>	<b>\$4,224.20</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	100.00	-	100.00	3,125.96	-	3,125.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	120.00	-	120.00	850.00	-	850.00	-
4802-00 Mgmt Admin Fee - Collections	200.00	-	200.00	200.00	-	200.00	-
<b>Total OTHER INCOME</b>	<b>\$420.00</b>	<b>\$-</b>	<b>\$420.00</b>	<b>\$5,000.96</b>	<b>\$-</b>	<b>\$5,000.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$1,329.79</b>	<b>\$-</b>	<b>\$1,329.79</b>	<b>\$68,925.16</b>	<b>\$59,700.00</b>	<b>\$9,225.16</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	10,755.00	10,755.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	50.00	-	(50.00)	720.00	-	(720.00)	-
5010-00 Mailings	28.53	97.08	68.55	1,660.84	873.76	(787.08)	1,165.00
5020-00 Printing	-	-	-	61.84	-	(61.84)	-
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,273.53</b>	<b>\$1,292.08</b>	<b>\$18.55</b>	<b>\$14,793.79</b>	<b>\$12,623.76</b>	<b>(\$2,170.03)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	1,027.50	1,499.99	472.49	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	262.49	(46.72)	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$1,897.81</b>	<b>\$1,862.48</b>	<b>(\$35.33)</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	675.00	675.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$675.00</b>	<b>\$675.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	725.00	3,000.01	2,275.01	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$950.00</b>	<b>\$3,250.01</b>	<b>\$2,300.01</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	253.00	100.00	(153.00)	1,614.00	900.00	(714.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$253.00</b>	<b>\$100.00</b>	<b>(\$153.00)</b>	<b>\$1,614.00</b>	<b>\$900.00</b>	<b>(\$714.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	12,936.24	14,999.99	2,063.75	20,000.00
5420-00 Landscape Other	-	666.67	666.67	457.88	5,999.99	5,542.11	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	15,455.79	333.33	(15,122.46)	48,260.08	3,000.01	(45,260.07)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$15,455.79</b>	<b>\$2,666.67</b>	<b>(\$12,789.12)</b>	<b>\$64,073.69</b>	<b>\$23,999.99</b>	<b>(\$40,073.70)</b>	<b>\$32,000.00</b>
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	-	166.67	166.67	392.55	1,499.99	1,107.44	2,000.00
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$392.55</b>	<b>\$1,499.99</b>	<b>\$1,107.44</b>	<b>\$2,000.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total OPERATING EXPENSE</b>	\$16,982.32	\$4,829.59	(\$12,152.73)	\$83,721.84	\$44,811.23	(\$38,910.61)	\$59,300.00
Net Income:	<u>(\$15,652.53)</u>	<u>(\$4,829.59)</u>	<u>(\$10,822.94)</u>	<u>(\$14,796.68)</u>	<u>\$14,888.77</u>	<u>(\$29,685.45)</u>	<u>\$400.00</u>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$35,594.36</b>	
9/6/23 6:45 am	E&S Services LLC Payment - Invoice No: 21870	6101 Westerville Rd Westerville, OH 43081	100010	\$4,475.00
9/7/23 6:36 am	South Central Power Company Payment - Invoice No: 20230906-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300004	\$253.00
9/12/23 6:47 am	E&S Services LLC Payment - Invoice No: 23667	6101 Westerville Rd Westerville, OH 43081	100011	\$10,980.79
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$15,708.79</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>3</b>	<b>\$15,708.79</b>

**E & S Services**

PO Box 933430  
 Cleveland, OH 44193  
 United States

**INVOICE**

Invoice Number: 21870  
 Invoice Date: Sep 20, 2022  
 Page: 1

Voice: 614-273-5397  
 Fax: 614-882-3363

Bill To:
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

Ship to:
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

Customer ID	Customer PO	Payment Terms	
Onyx Realty		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		10/20/22

Quantity	Item	Description	Unit Price	Amount
		Melrose Pond, McLeod Parc, Pickerington, OH 9/13-20/22--Excavated silt, placed rock, and reclaimed area		
1.00		Trucking and Dumping	2,600.00	2,600.00
1.00		Excavator	3,000.00	3,000.00
1.00		Tyoe C Rock Delivered	10,500.00	10,500.00
1.00		Restoration	1,800.00	1,800.00
Subtotal				17,900.00
Sales Tax				
Total Invoice Amount				17,900.00
Payment/Credit Applied				13,425.00
<b>TOTAL</b>				<b>4,475.00</b>

Check/Credit Memo No:1001

**E & S Services**

PO Box 933430  
 Cleveland, OH 44193  
 United States

**INVOICE**

Invoice Number: 23667  
 Invoice Date: Jul 6, 2023  
 Page: 1

Voice: 614-273-5397  
 Fax: 614-882-3363

Bill To:
Melrose Homeowners Association 1201 Dublin Rd, Ste 607 Columbus, OH 43215

Ship to:
Melrose Homeowners Association 1201 Dublin Rd, Ste 607 Columbus, OH 43215

Customer ID	Customer PO	Payment Terms	
PMI Scioto Metro		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		8/5/23

Quantity	Item	Description	Unit Price	Amount
		Melrose Pond, Melrose Place, OH Dredge and reshape bank. Install Rip Rap (D-Rock). Reclaim Equipment damaged areas seed, and straw.		
		Project		22,900.00
		Damage to pump wire (Repair by Aqua Doc)		938.43

Subtotal	21,961.57
Sales Tax	
Total Invoice Amount	21,961.57
Payment/Credit Applied	
<b>TOTAL</b>	<b>21,961.57</b>

Check/Credit Memo No:



Invoice Number	1340
Invoice Date	09/01/2023

PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
09/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



Invoice Number	1354
Invoice Date	09/01/2023

PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Administrative</b>						
08/23/2023	Admin Fee - Delinquency Handling - Account - MH197	1.00	\$10.00	\$50.00	\$0.00	\$50.00
<b>Administrative Total</b>				<b>\$50.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
<b>Reimbursement</b>						
09/01/2023	Reimburse - Payments - Check Mailings	4.00	\$1.25	\$5.00	\$0.00	\$5.00
09/01/2023	Reimburse - CINC Mailings - Standard Mailings	22.00	\$0.00	\$23.53	\$0.00	\$23.53
<b>Reimbursement Total</b>				<b>\$28.53</b>	<b>\$0.00</b>	<b>\$28.53</b>
<b>MH - Melrose HOA Total</b>				<b>\$78.53</b>	<b>\$0.00</b>	<b>\$78.53</b>

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$33,897.24	\$33,897.24
<b>Total: CASH - OPERATING</b>	<b>\$33,897.24</b>	<b>\$33,897.24</b>
<b>Total: Assets</b>	<b>\$33,897.24</b>	<b>\$33,897.24</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$876.24	\$876.24
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$876.24</b>	<b>\$876.24</b>
<b>EQUITY - OPERATING</b>		
Retained Earnings - Operating	\$57,123.50	\$57,123.50
<b>Total: EQUITY - OPERATING</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$24,102.50)	(\$24,102.50)
<b>Total: Liabilities &amp; Equity</b>	<b>\$33,897.24</b>	<b>\$33,897.24</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$388.70	\$-	\$388.70	\$64,312.90	\$59,700.00	\$4,612.90	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$388.70</b>	<b>\$-</b>	<b>\$388.70</b>	<b>\$64,312.90</b>	<b>\$59,700.00</b>	<b>\$4,612.90</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	100.00	-	100.00	3,225.96	-	3,225.96	-
4610-00 Violation Fee Income	200.00	-	200.00	275.00	-	275.00	-
4801-00 Mgmt Admin Fee - Delinquency	90.00	-	90.00	940.00	-	940.00	-
4802-00 Mgmt Admin Fee - Collections	100.00	-	100.00	300.00	-	300.00	-
<b>Total OTHER INCOME</b>	<b>\$490.00</b>	<b>\$-</b>	<b>\$490.00</b>	<b>\$5,490.96</b>	<b>\$-</b>	<b>\$5,490.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$878.70</b>	<b>\$-</b>	<b>\$878.70</b>	<b>\$69,803.86</b>	<b>\$59,700.00</b>	<b>\$10,103.86</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	11,950.00	11,950.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	320.00	-	(320.00)	1,040.00	-	(1,040.00)	-
5010-00 Mailings	49.43	97.08	47.65	1,710.27	970.84	(739.43)	1,165.00
5020-00 Printing	-	-	-	61.84	-	(61.84)	-
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,564.43</b>	<b>\$1,292.08</b>	<b>(\$272.35)</b>	<b>\$16,358.22</b>	<b>\$13,915.84</b>	<b>(\$2,442.38)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	1,027.50	1,666.66	639.16	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	291.66	(17.55)	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$1,897.81</b>	<b>\$2,058.32</b>	<b>\$160.51</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	86.59	75.00	(11.59)	86.59	750.00	663.41	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$86.59</b>	<b>\$75.00</b>	<b>(\$11.59)</b>	<b>\$86.59</b>	<b>\$750.00</b>	<b>\$663.41</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	725.00	3,333.34	2,608.34	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$950.00</b>	<b>\$3,583.34</b>	<b>\$2,633.34</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	288.00	100.00	(188.00)	1,902.00	1,000.00	(902.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$288.00</b>	<b>\$100.00</b>	<b>(\$188.00)</b>	<b>\$1,902.00</b>	<b>\$1,000.00</b>	<b>(\$902.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	4,955.50	1,666.67	(3,288.83)	17,891.74	16,666.66	(1,225.08)	20,000.00
5420-00 Landscape Other	2,240.00	666.67	(1,573.33)	2,697.88	6,666.66	3,968.78	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	-	333.33	333.33	48,260.08	3,333.34	(44,926.74)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$7,195.50</b>	<b>\$2,666.67</b>	<b>(\$4,528.83)</b>	<b>\$71,269.19</b>	<b>\$26,666.66</b>	<b>(\$44,602.53)</b>	<b>\$32,000.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	\$-	\$166.67	\$166.67	\$392.55	\$1,666.66	\$1,274.11	\$2,000.00
6763-00 Fountain Maintenance / Repair	1,050.00	-	(1,050.00)	1,050.00	-	(1,050.00)	-
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$1,050.00</b>	<b>\$166.67</b>	<b>(\$883.33)</b>	<b>\$1,442.55</b>	<b>\$1,666.66</b>	<b>\$224.11</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$10,184.52</b>	<b>\$4,829.59</b>	<b>(\$5,354.93)</b>	<b>\$93,906.36</b>	<b>\$49,640.82</b>	<b>(\$44,265.54)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>(\$9,305.82)</b>	<b>(\$4,829.59)</b>	<b>(\$4,476.23)</b>	<b>(\$24,102.50)</b>	<b>\$10,059.18</b>	<b>(\$34,161.68)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>			<b>Current Balance:</b>	<b>\$33,909.74</b>
10/4/23 6:21 am	AQUA DOC Lake & Pond Management Payment - Invoice No: 090123-7283	255 Enterprise Pkwy Lewis Center, OH 43035	100012	\$525.00
10/4/23 6:21 am	EMSI Inc Payment - Invoice No: IN40341	8220 Industrial Parkway Plain City, OH 43064	100013	\$2,763.62
10/4/23 6:21 am	Jackson Brandel Payment - Invoice No: 092123-	891 Selkirk Way Pickerington, OH 43147	100014	\$2,240.00
10/5/23 6:33 am	American Family Insurance Payment - Invoice No: 20231004-	PO BOX 1148 NEWARK, NJ 07101-1148	300005	\$86.59
10/5/23 6:33 am	AQUA DOC Lake & Pond Management Payment - Invoice No: 1033911	255 Enterprise Pkwy Lewis Center, OH 43035	100015	\$525.00
10/7/23 6:06 am	South Central Power Company Payment - Invoice No: 20231009-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300006	\$288.00
10/14/23 6:02 am	EMSI Inc Payment - Invoice No: IN41553	8220 Industrial Parkway Plain City, OH 43064	100016	\$2,191.88
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$8,620.09</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>7</b>	<b>\$8,620.09</b>



# Invoice

#IN40341

P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

08/31/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	09/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 08/02/2023 (1) 08/11/2023 (1) 08/18/2023 (1) 08/29/2023 (1)	4	EA	\$396.02	\$1,584.08
Bed Maintenance & Curb Line Care Service Dates: 08/02/2023 (1) 08/11/2023 (1) 08/18/2023 (1) 08/29/2023 (1)	4	EA	\$40.80	\$163.20
Summer Application Service Dates: 08/04/2023 (1)	1	EA	\$586.59	\$586.59
Summer Shear Pruning Service Dates: 08/21/2023 (1)	1	EA	\$255.00	\$255.00

<b>Subtotal</b>	\$2,588.87
<b>Tax Total (6.75%)</b>	\$174.75
<b>Total</b>	\$2,763.62



IN40341



# Invoice

#IN41553

09/29/2023

P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	10/29/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 09/08/2023 (1) 09/14/2023 (1) 09/19/2023 (1) 09/25/2023 (1)	4	EA	\$396.02	\$1,584.08
Bed Maintenance & Curb Line Care Service Dates: 09/08/2023 (1) 09/14/2023 (1) 09/19/2023 (1) 09/25/2023 (1)	4	EA	\$40.80	\$163.20
Fall Shear Pruning Service Dates: 09/26/2023 (1)	1	EA	\$306.00	\$306.00

<b>Subtotal</b>	\$2,053.28
<b>Tax Total (6.75%)</b>	\$138.60
<b>Total</b>	\$2,191.88



IN41553

# PROPOSAL

<http://www.aquadocinc.com>

09/01/23

17283

**AQUA DOC - Columbus**  
(614)506-4166 (800)689-5253  
FAX: (855)286-1300

service address  
Melrose HOA  
742 McLeod Park  
Pickerington OH, 43147

Total Amount \$525.00

Bus. (614)581-7043

## Fall/Spring Service

Removal of your fountain(s) includes:

1. Removal from pond in Fall 2023.
2. Pressure wash and inspect fountain(s).
3. Visual inspection and bench diagnostic systems check of most core components. Should any maintenance issues be discovered, AQUA DOC will contact you for approval of any needed repairs.
4. Storage in our heated warehouse facility.
5. Reinstallation in your pond Spring, 2024.

\*Additional charges may apply for parts and labor, such as anchor replacement.

\*Internal cleaning needed and included on any Airmax Eco-Series fountain(s).

**\*\*TO SCHEDULE REMOVAL OF YOUR FOUNTAIN(S), PLEASE RETURN THE SIGNED PROPOSAL ALONG WITH FULL PAYMENT UPON RECEIPT\*\* AFTER NOVEMBER 30th ADDITIONAL CHARGES WILL APPLY.**

This program will renew annually each calendar year. You will be notified of any price increase prior to the new season, if applicable.

Initial here to opt in to annual renewal *jadb 10.3.23*

A new contract will need to be signed each season if you decline the annual renewal.

002FSC Service Charge-Columbus Fountain  
1 LakeSeries Fountain with Lights

1 each 525.00 525.00

**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

### Bill To Address

PMI Scioto Metro - c/o Melrose HOA  
PO BOX 36854  
Charlotte NC 28236

<http://www.aquadocinc.com>

## ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified.

Payment will be made as outlined above.

Date of Acceptance: 10.3.23

Printed Name: Jackson Brandel

Signature: Jackson Brandel

Job # 2300796

Customer # 17283



**AQUA DOC - Columbus**  
255 Enterprise Dr  
Lewis Center, Ohio 43035

TOTAL AMOUNT **\$525.00**

Printed 09/01/23

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

# Invoice

Customer #: 17283  
Invoice #: 1033911  
Printed: 9/28/2023

**AQUA DOC - Columbus**  
(614) 506-4166 (800) 689-5253

Service Address  
Melrose HOA  
Attention: Jackson Brandel  
742 McLeod Park  
Pickerington, OH 43147  
**Bus.**

**Res.** (614) 581-7043

PO #:

October 2023 Charge

10/1/2023

\$525.00

\$0.00

\$525.00

FOUNTAIN WINTER PROTECTION PROGRAM

**AQUA DOC - Columbus**

255 Enterprise Dr  
Lewis Center, Ohio 43035

*Bill To Address*

PMI Scioto Metro  
c/o Melrose HOA  
PO BOX 36854  
Charlotte, NC 28236

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My:  AMERICAN EXPRESS  DISCOVER  MasterCard  VISA Exp: \_\_\_/\_\_\_/\_\_\_

Card #: \_\_\_\_\_

Signature: \_\_\_\_\_ Security Code: \_\_\_\_\_

Invoice #: 1033911



Cust # 17283

**AQUA DOC - Columbus**

255 Enterprise Dr  
Lewis Center, Ohio 43035

Please Remit: **\$525.00**

Printed: 9/28/2023



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	1466
Invoice Date	10/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Administrative</b>						
09/20/2023	Admin Fee - Delinquency Handling - Account - MH016	1.00	\$10.00	\$60.00	\$0.00	\$60.00
09/26/2023	Admin Fee - Collections Filing - Account - MH192	1.00	\$100.00	\$100.00	\$0.00	\$100.00
09/28/2023	Admin Fee - Collections Filing - Account - MH083	1.00	\$100.00	\$100.00	\$0.00	\$100.00
09/26/2023	Admin Fee - Delinquency Handling - Account - MH192	1.00	\$10.00	\$30.00	\$0.00	\$30.00
09/28/2023	Admin Fee - Delinquency Handling - Account - MH083	1.00	\$10.00	\$30.00	\$0.00	\$30.00
<b>Administrative Total</b>				<b>\$320.00</b>	<b>\$0.00</b>	<b>\$320.00</b>
<b>Reimbursement</b>						
10/01/2023	Reimburse - Payments - Check Mailings	3.00	\$1.25	\$3.75	\$0.00	\$3.75
10/01/2023	Reimburse - CINC Mailings - Standard Mailings	47.00	\$0.00	\$45.68	\$0.00	\$45.68
<b>Reimbursement Total</b>				<b>\$49.43</b>	<b>\$0.00</b>	<b>\$49.43</b>
<b>MH - Melrose HOA Total</b>				<b>\$369.43</b>	<b>\$0.00</b>	<b>\$369.43</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	1480
Invoice Date	10/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
10/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



Hello Adrian,

Your payment has been processed. Here are the details:

**Payment Date:** 10/2/2023

**Confirmation Number:** 000000027951bbp

**Payment Method:** MH Operating

**Total Payment Amount:** \$86.59

---

**Account Number (Name)** **Payment Amount**

661-697-410-34 **Payment Amount** \$86.59

(Melrose HOA)

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$31,499.66	\$31,499.66
<b>Total: CASH - OPERATING</b>	<b>\$31,499.66</b>	<b>\$31,499.66</b>
<b>Total: Assets</b>	<b>\$31,499.66</b>	<b>\$31,499.66</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$932.51	\$932.51
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$932.51</b>	<b>\$932.51</b>
<b>EQUITY - OPERATING</b>		
Retained Earnings - Operating	\$57,123.50	\$57,123.50
<b>Total: EQUITY - OPERATING</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$26,556.35)	(\$26,556.35)
<b>Total: Liabilities &amp; Equity</b>	<b>\$31,499.66</b>	<b>\$31,499.66</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$908.90	\$-	\$908.90	\$65,221.80	\$59,700.00	\$5,521.80	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$908.90</b>	<b>\$-</b>	<b>\$908.90</b>	<b>\$65,221.80</b>	<b>\$59,700.00</b>	<b>\$5,521.80</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	101.04	-	101.04	3,327.00	-	3,327.00	-
4610-00 Violation Fee Income	250.00	-	250.00	525.00	-	525.00	-
4801-00 Mgmt Admin Fee - Delinquency	140.00	-	140.00	1,080.00	-	1,080.00	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	300.00	-	300.00	-
<b>Total OTHER INCOME</b>	<b>\$491.04</b>	<b>\$-</b>	<b>\$491.04</b>	<b>\$5,982.00</b>	<b>\$-</b>	<b>\$5,982.00</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$1,399.94</b>	<b>\$-</b>	<b>\$1,399.94</b>	<b>\$71,203.80</b>	<b>\$59,700.00</b>	<b>\$11,503.80</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	13,145.00	13,145.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	190.00	-	(190.00)	1,230.00	-	(1,230.00)	-
5010-00 Mailings	72.10	97.08	24.98	1,782.37	1,067.92	(714.45)	1,165.00
5020-00 Printing	-	-	-	61.84	-	(61.84)	-
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,457.10</b>	<b>\$1,292.08</b>	<b>(\$165.02)</b>	<b>\$17,815.32</b>	<b>\$15,207.92</b>	<b>(\$2,607.40)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	1,027.50	1,833.33	805.83	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	320.83	11.62	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$1,897.81</b>	<b>\$2,254.16</b>	<b>\$356.35</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	86.59	75.00	(11.59)	173.18	825.00	651.82	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$86.59</b>	<b>\$75.00</b>	<b>(\$11.59)</b>	<b>\$173.18</b>	<b>\$825.00</b>	<b>\$651.82</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	725.00	3,666.67	2,941.67	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$950.00</b>	<b>\$3,916.67</b>	<b>\$2,966.67</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	285.00	100.00	(185.00)	2,187.00	1,100.00	(1,087.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$285.00</b>	<b>\$100.00</b>	<b>(\$185.00)</b>	<b>\$2,187.00</b>	<b>\$1,100.00</b>	<b>(\$1,087.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	2,025.10	1,666.67	(358.43)	19,916.84	18,333.33	(1,583.51)	20,000.00
5420-00 Landscape Other	-	666.67	666.67	2,697.88	7,333.33	4,635.45	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	-	333.33	333.33	48,260.08	3,666.67	(44,593.41)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$2,025.10</b>	<b>\$2,666.67</b>	<b>\$641.57</b>	<b>\$73,294.29</b>	<b>\$29,333.33</b>	<b>(\$43,960.96)</b>	<b>\$32,000.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	\$-	\$166.67	\$166.67	\$392.55	\$1,833.33	\$1,440.78	\$2,000.00
6763-00 Fountain Maintenance / Repair	-	-	-	1,050.00	-	(1,050.00)	-
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$1,442.55</b>	<b>\$1,833.33</b>	<b>\$390.78</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,853.79</b>	<b>\$4,829.59</b>	<b>\$975.80</b>	<b>\$97,760.15</b>	<b>\$54,470.41</b>	<b>(\$43,289.74)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>(\$2,453.85)</b>	<b>(\$4,829.59)</b>	<b>\$2,375.74</b>	<b>(\$26,556.35)</b>	<b>\$5,229.59</b>	<b>(\$31,785.94)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$30,705.77</b>	
11/8/23 7:09 am	South Central Power Company Payment - Invoice No: 20231107-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300007	\$285.00
11/18/23 6:27 am	EMSI Inc Payment - Invoice No: IN42654	8220 Industrial Parkway Plain City, OH 43064	100017	\$2,025.10
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$2,310.10</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>2</b>	<b>\$2,310.10</b>



# Invoice

#IN42654

P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

10/31/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	11/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 10/05/2023 (1) 10/12/2023 (1) 10/24/2023 (1)	3	EA	\$396.02	\$1,188.06
Bed Maintenance & Curb Line Care Service Dates: 10/05/2023 (1) 10/12/2023 (1) 10/24/2023 (1)	3	EA	\$40.80	\$122.40
Early Fall Application Service Dates: 10/11/2023 (1)	1	EA	\$586.59	\$586.59

<b>Subtotal</b>	\$1,897.05
<b>Tax Total (6.75%)</b>	\$128.05
<b>Total</b>	\$2,025.10



IN42654



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	1633
Invoice Date	11/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
11/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



PMI Scioto Metro  
 1201 Dublin Rd  
 Suite 607  
 Columbus, OH 43215

Invoice Number	1650
Invoice Date	11/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Administrative</b>						
09/29/2023	Admin Fee - Delinquency Handling - Account - MH305	1.00	\$10.00	\$20.00	\$0.00	\$20.00
10/04/2023	Admin Fee - Delinquency Handling - Account - MH303	1.00	\$10.00	\$10.00	\$0.00	\$10.00
10/19/2023	Admin Fee - Collections Filing - Account - MH204	1.00	\$100.00	\$100.00	\$0.00	\$100.00
10/19/2023	Admin Fee - Delinquency Handling - Account - MH132	1.00	\$10.00	\$20.00	\$0.00	\$20.00
10/19/2023	Admin Fee - Delinquency Handling - Account - MH204	1.00	\$10.00	\$30.00	\$0.00	\$30.00
10/23/2023	Admin Fee - Delinquency Handling - Account - MH303	1.00	\$10.00	\$10.00	\$0.00	\$10.00
<b>Administrative Total</b>				<b>\$190.00</b>	<b>\$0.00</b>	<b>\$190.00</b>
<b>Reimbursement</b>						
11/01/2023	Reimburse - Payments - Check Mailings	7.00	\$1.25	\$8.75	\$0.00	\$8.75
11/01/2023	Reimburse - CINC Mailings - Standard Mailings	65.00	\$0.00	\$63.35	\$0.00	\$63.35
<b>Reimbursement Total</b>				<b>\$72.10</b>	<b>\$0.00</b>	<b>\$72.10</b>
<b>MH - Melrose HOA Total</b>				<b>\$262.10</b>	<b>\$0.00</b>	<b>\$262.10</b>

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$18,911.88	\$18,911.88
<b>Total: CASH - OPERATING</b>	<b>\$18,911.88</b>	<b>\$18,911.88</b>
<b>Total: Assets</b>	<b>\$18,911.88</b>	<b>\$18,911.88</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$1,056.57	\$1,056.57
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$1,056.57</b>	<b>\$1,056.57</b>
<b>EQUITY - OPERATING</b>		
Retained Earnings - Operating	\$57,123.50	\$57,123.50
<b>Total: EQUITY - OPERATING</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$39,268.19)	(\$39,268.19)
<b>Total: Liabilities &amp; Equity</b>	<b>\$18,911.88</b>	<b>\$18,911.88</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$171.54	\$-	\$171.54	\$65,393.34	\$59,700.00	\$5,693.34	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$171.54</b>	<b>\$-</b>	<b>\$171.54</b>	<b>\$65,393.34</b>	<b>\$59,700.00</b>	<b>\$5,693.34</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	98.96	-	98.96	3,425.96	-	3,425.96	-
4610-00 Violation Fee Income	100.00	-	100.00	625.00	-	625.00	-
4801-00 Mgmt Admin Fee - Delinquency	-	-	-	1,080.00	-	1,080.00	-
4802-00 Mgmt Admin Fee - Collections	30.00	-	30.00	330.00	-	330.00	-
<b>Total OTHER INCOME</b>	<b>\$228.96</b>	<b>\$-</b>	<b>\$228.96</b>	<b>\$6,210.96</b>	<b>\$-</b>	<b>\$6,210.96</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$400.50</b>	<b>\$-</b>	<b>\$400.50</b>	<b>\$71,604.30</b>	<b>\$59,700.00</b>	<b>\$11,904.30</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	14,340.00	14,340.00	-	14,340.00
5001-00 Mgmt Misc	(42.66)	-	42.66	1,092.34	995.00	(97.34)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	140.00	-	(140.00)	1,370.00	-	(1,370.00)	-
5010-00 Mailings	41.94	97.08	55.14	1,824.31	1,165.00	(659.31)	1,165.00
5020-00 Printing	-	-	-	61.84	-	(61.84)	-
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,334.28</b>	<b>\$1,292.08</b>	<b>(\$42.20)</b>	<b>\$19,149.60</b>	<b>\$16,500.00</b>	<b>(\$2,649.60)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	1,027.50	2,000.00	972.50	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	350.00	40.79	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$1,897.81</b>	<b>\$2,450.00</b>	<b>\$552.19</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	85.66	75.00	(10.66)	258.84	900.00	641.16	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$85.66</b>	<b>\$75.00</b>	<b>(\$10.66)</b>	<b>\$258.84</b>	<b>\$900.00</b>	<b>\$641.16</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	725.00	4,000.00	3,275.00	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$950.00</b>	<b>\$4,250.00</b>	<b>\$3,300.00</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	217.00	100.00	(117.00)	2,404.00	1,200.00	(1,204.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$217.00</b>	<b>\$100.00</b>	<b>(\$117.00)</b>	<b>\$2,404.00</b>	<b>\$1,200.00</b>	<b>(\$1,204.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	932.61	1,666.67	734.06	20,849.45	20,000.00	(849.45)	20,000.00
5420-00 Landscape Other	-	666.67	666.67	2,697.88	8,000.00	5,302.12	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	10,980.78	333.33	(10,647.45)	59,240.86	4,000.00	(55,240.86)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$11,913.39</b>	<b>\$2,666.67</b>	<b>(\$9,246.72)</b>	<b>\$85,207.68</b>	<b>\$32,000.00</b>	<b>(\$53,207.68)</b>	<b>\$32,000.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	\$87.01	\$166.67	\$79.66	\$479.56	\$2,000.00	\$1,520.44	\$2,000.00
6763-00 Fountain Maintenance / Repair	(525.00)	-	525.00	525.00	-	(525.00)	-
<b>Total MAINTENANCE/REPAIRS</b>	<b>(\$437.99)</b>	<b>\$166.67</b>	<b>\$604.66</b>	<b>\$1,004.56</b>	<b>\$2,000.00</b>	<b>\$995.44</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$13,112.34</b>	<b>\$4,829.59</b>	<b>(\$8,282.75)</b>	<b>\$110,872.49</b>	<b>\$59,300.00</b>	<b>(\$51,572.49)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>(\$12,711.84)</b>	<b>(\$4,829.59)</b>	<b>(\$7,882.25)</b>	<b>(\$39,268.19)</b>	<b>\$400.00</b>	<b>(\$39,668.19)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$18,630.79</b>	
12/4/23 11:36 am <b>Adrian Birchler</b>	Paddy Wagon LLC Invoice: 10122471	1375 Ohlen Ave Columbus, OH 43211	1011	\$1,027.50
12/7/23 6:18 am	E&S Services LLC Payment - Invoice No: 100923-etro	6101 Westerville Rd Westerville, OH 43081	100018	\$10,980.78
12/8/23 6:14 am	South Central Power Company Payment - Invoice No: 20231207-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300008	\$217.00
12/15/23 6:16 am	Jackson Brandel Payment - Invoice No: 121223-	891 Selkirk Way Pickerington, OH 43147	100019	\$87.01
12/22/23 6:10 am	EMSI Inc Payment - Invoice No: IN43549	8220 Industrial Parkway Plain City, OH 43064	100020	\$932.61
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$13,244.90</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>5</b>	<b>\$13,244.90</b>



# Invoice

#IN43549

11/30/2023

P.O. Box 175  
 Dublin, OH 43017-0175  
 (614) 876-9988  
 info@landscapepros.com

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	12/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 11/03/2023 (1) 11/08/2023 (1)	2	EA	\$396.02	\$792.04
Bed Maintenance & Curb Line Care Service Dates: 11/03/2023 (1) 11/08/2023 (1)	2	EA	\$40.80	\$81.60

<b>Subtotal</b>	\$873.64
<b>Tax Total (6.75%)</b>	\$58.97
<b>Total</b>	\$932.61



IN43549

# E & S Services

PO Box 933430  
Cleveland, OH 44193  
United States

# INVOICE

Invoice Number: 23667  
Invoice Date: Jul 6, 2023  
Page: 1

Voice: 614-273-5397  
Fax: 614-882-3363

Bill To:
Melrose Homeowners Association 1201 Dublin Rd, Ste 607 Columbus, OH 43215

Ship to:
Melrose Homeowners Association 1201 Dublin Rd, Ste 607 Columbus, OH 43215

Customer ID	Customer PO	Payment Terms	
PMI Scioto Metro		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		8/5/23

Quantity	Item	Description	Unit Price	Amount
		Melrose Pond, Melrose Place, OH Dredge and reshape bank. Install Rip Rap (D-Rock). Reclaim Equipment damaged areas seed, and straw.		
		Project		22,900.00
		Damage to pump wire (Repair by Aqua Doc)		938.43

Subtotal	21,961.57
Sales Tax	
Total Invoice Amount	21,961.57
Payment/Credit Applied	
<b>TOTAL</b>	<b>21,961.57</b>

Check/Credit Memo No:

*jdb 8.23.23*

**50% remaining on total  
invoice...\$10,980.78**

