

| | Operating | Reserve | Total |
|---|--------------------|-------------------|--------------------|
| Assets | | | |
| CASH - OPERATING | | | |
| SouthState Bank - Operating Acct | \$29,116.08 | \$0.00 | \$29,116.08 |
| Total: CASH - OPERATING | \$29,116.08 | \$0.00 | \$29,116.08 |
| CASH - RESERVE | | | |
| SouthState Bank - Reserve | \$0.00 | \$4,510.55 | \$4,510.55 |
| Total: CASH - RESERVE | \$0.00 | \$4,510.55 | \$4,510.55 |
| Total: Assets | \$29,116.08 | \$4,510.55 | \$33,626.63 |
| Liabilities & Equity | | | |
| CURRENT LIABILITIES - OPERATING | | | |
| Prepaid Assessment | \$1,114.97 | \$0.00 | \$1,114.97 |
| Total: CURRENT LIABILITIES - OPERATING | \$1,114.97 | \$0.00 | \$1,114.97 |
| EQUITY - OPERATING | | | |
| Retained Earnings - Operating | \$17,855.31 | \$0.00 | \$17,855.31 |
| Total: EQUITY - OPERATING | \$17,855.31 | \$0.00 | \$17,855.31 |
| Net Income Gain/Loss | \$0.00 | \$4,510.55 | \$4,510.55 |
| Net Income Gain/Loss | \$10,145.80 | \$0.00 | \$10,145.80 |
| Total: Liabilities & Equity | \$29,116.08 | \$4,510.55 | \$33,626.63 |

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|---|----------------|------------|------------|--------------|-------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| OPERATING INCOME | | | | | | | |
| ASSESSMENT INCOME | | | | | | | |
| 4000-00 Assessment General | \$225.67 | \$- | \$225.67 | \$63,065.34 | \$59,700.00 | \$3,365.34 | \$59,700.00 |
| Total ASSESSMENT INCOME | \$225.67 | \$- | \$225.67 | \$63,065.34 | \$59,700.00 | \$3,365.34 | \$59,700.00 |
| OTHER INCOME | | | | | | | |
| 4570-00 Miscellaneous Income | - | - | - | 300.00 | - | 300.00 | - |
| 4600-00 Delinquent Fee Income | 50.00 | - | 50.00 | 2,849.04 | - | 2,849.04 | - |
| 4610-00 Violation Fee Income | - | - | - | 1,025.00 | - | 1,025.00 | - |
| 4801-00 Mgmt Admin Fee - Delinquency | 30.00 | - | 30.00 | 1,170.00 | - | 1,170.00 | - |
| 4802-00 Mgmt Admin Fee - Collections | - | - | - | 940.71 | - | 940.71 | - |
| 4804-00 Mgmt Admin Fee - Bank Return | - | - | - | 35.00 | - | 35.00 | - |
| Total OTHER INCOME | \$80.00 | \$- | \$80.00 | \$6,319.75 | \$- | \$6,319.75 | \$- |
| Total OPERATING INCOME | \$305.67 | \$- | \$305.67 | \$69,385.09 | \$59,700.00 | \$9,685.09 | \$59,700.00 |
| OPERATING EXPENSE | | | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | | | |
| 5000-00 Mgmt Contract | 1,230.85 | 1,230.85 | - | 11,077.65 | 11,077.65 | - | 14,770.20 |
| 5001-00 Mgmt Misc | - | - | - | 20.00 | - | (20.00) | - |
| 5005-00 Office Supplies/Expense | - | 40.00 | 40.00 | - | 360.00 | 360.00 | 480.00 |
| 5006-00 Mgmt Admin Fees | 140.00 | - | (140.00) | 3,285.71 | - | (3,285.71) | - |
| 5010-00 Mailings | 34.58 | 185.00 | 150.42 | 1,337.34 | 1,665.00 | 327.66 | 2,220.00 |
| 5020-00 Printing | - | - | - | 16.80 | 75.00 | 58.20 | 75.00 |
| Total ADMINISTRATIVE EXPENSES | \$1,405.43 | \$1,455.85 | \$50.42 | \$15,737.50 | \$13,177.65 | (\$2,559.85) | \$17,545.20 |
| OTHER ADMINISTRATIVE | | | | | | | |
| 5050-00 Taxes & Fees | - | - | - | 405.68 | 425.00 | 19.32 | 425.00 |
| 5055-00 Document Storage | - | - | - | 429.00 | - | (429.00) | - |
| 5081-00 Meeting Expense | - | - | - | 225.00 | - | (225.00) | - |
| 5085-00 Misc Admin Expense | - | - | - | 207.07 | - | (207.07) | - |
| 5087-00 Social/Activities Expense | - | 100.00 | 100.00 | 125.91 | 900.00 | 774.09 | 1,200.00 |
| 5170-00 Website Expenses | - | 9.67 | 9.67 | - | 86.99 | 86.99 | 116.00 |
| Total OTHER ADMINISTRATIVE | \$- | \$109.67 | \$109.67 | \$1,392.66 | \$1,411.99 | \$19.33 | \$1,741.00 |
| INSURANCE EXPENSES | | | | | | | |
| 5045-00 Insurance Expense | - | 86.59 | 86.59 | 770.96 | 779.31 | 8.35 | 1,039.08 |
| Total INSURANCE EXPENSES | \$- | \$86.59 | \$86.59 | \$770.96 | \$779.31 | \$8.35 | \$1,039.08 |
| PROFESSIONAL EXPENSES | | | | | | | |
| 5100-00 Legal General | 65.00 | 150.00 | 85.00 | 1,417.00 | 1,350.00 | (67.00) | 1,800.00 |
| 5152-00 Audit/Tax Preparation | - | - | - | 250.00 | 300.00 | 50.00 | 300.00 |
| Total PROFESSIONAL EXPENSES | \$65.00 | \$150.00 | \$85.00 | \$1,667.00 | \$1,650.00 | (\$17.00) | \$2,100.00 |
| UTILITIES | | | | | | | |
| 5500-00 Electricity | 264.00 | 208.33 | (55.67) | 2,038.00 | 1,875.01 | (162.99) | 2,500.00 |
| Total UTILITIES | \$264.00 | \$208.33 | (\$55.67) | \$2,038.00 | \$1,875.01 | (\$162.99) | \$2,500.00 |
| LANDSCAPE EXPENSES | | | | | | | |
| 5400-00 Landscape/Grounds Contract | 2,091.34 | 1,935.00 | (156.34) | 17,390.39 | 17,415.00 | 24.61 | 23,220.00 |
| 5430-00 Front Entrance / Mulch / Cleaning | - | - | - | 194.00 | - | (194.00) | - |
| 5470-00 Snow / Ice Management | - | - | - | 30.00 | - | (30.00) | - |
| 6000-00 Lake/Pond Maintenance | - | - | - | 3,306.00 | 3,295.00 | (11.00) | 3,295.00 |
| Total LANDSCAPE EXPENSES | \$2,091.34 | \$1,935.00 | (\$156.34) | \$20,920.39 | \$20,710.00 | (\$210.39) | \$26,515.00 |

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|---|----------------|--------------|--------------|--------------|-------------|---------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| MAINTENANCE/REPAIRS | | | | | | | |
| 5422-00 Paint & Painting Supplies | \$- | \$- | \$- | \$341.99 | \$- | (\$341.99) | \$- |
| 5455-00 Lighting Maintenance / Repair | - | - | - | 5,230.00 | - | (5,230.00) | - |
| 5752-00 General Maintenance / Repair | 3,600.00 | 140.00 | (3,460.00) | 5,740.79 | 1,314.72 | (4,426.07) | 1,734.72 |
| 5780-00 Exterior Pressure Washing / Other | - | - | - | 900.00 | - | (900.00) | - |
| 6763-00 Fountain Maintenance / Repair | - | - | - | - | 525.00 | 525.00 | 525.00 |
| Total MAINTENANCE/REPAIRS | \$3,600.00 | \$140.00 | (\$3,460.00) | \$12,212.78 | \$1,839.72 | (\$10,373.06) | \$2,259.72 |
| RESERVE CONTRIBUTION | | | | | | | |
| 8500-00 Reserve Contribution | 500.00 | 500.00 | - | 4,500.00 | 4,500.00 | - | 6,000.00 |
| Total RESERVE CONTRIBUTION | \$500.00 | \$500.00 | \$- | \$4,500.00 | \$4,500.00 | \$- | \$6,000.00 |
| Total OPERATING EXPENSE | \$7,925.77 | \$4,585.44 | (\$3,340.33) | \$59,239.29 | \$45,943.68 | (\$13,295.61) | \$59,700.00 |
| Net Income: | (\$7,620.10) | (\$4,585.44) | (\$3,034.66) | \$10,145.80 | \$13,756.32 | (\$3,610.52) | \$0.00 |

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|-------------------------------------|----------------|----------|----------|--------------|------------|----------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| RESERVE INCOME | | | | | | | |
| RESERVE INCOME | | | | | | | |
| 4900-00 Reserve Contribution Income | \$500.00 | \$500.00 | \$- | \$4,500.00 | \$4,500.00 | \$- | \$6,000.00 |
| 4910-00 Bank Interest Reserve | 2.39 | - | 2.39 | 10.55 | - | 10.55 | - |
| Total RESERVE INCOME | \$502.39 | \$500.00 | \$2.39 | \$4,510.55 | \$4,500.00 | \$10.55 | \$6,000.00 |
| Total RESERVE INCOME | \$502.39 | \$500.00 | \$2.39 | \$4,510.55 | \$4,500.00 | \$10.55 | \$6,000.00 |
| Net Reserve: | \$502.39 | \$500.00 | \$2.39 | \$4,510.55 | \$4,500.00 | \$10.55 | \$6,000.00 |

| Date Printed Printed By | Vendor Name Check Description | Address | Check Number | Amount |
|--|--|---|--------------|------------|
| SouthState Bank - Operating 2281: ***2281 | | Current Balance: | \$29,116.08 | |
| 9/4/24 6:44 am | Williams & Strohm Payment - Invoice No: 080124- | 2 Miranova PI #380 Columbus, OH 43215 | 100048 | \$65.00 |
| 9/7/24 6:27 am | South Central Power Company Payment - Invoice No: 20240906-376530 | PO BOX 182058 COLUMBUS, OH 43218-2058 | 300024 | \$264.00 |
| 9/21/24 6:49 am | EMSI Inc Payment - Invoice No: IN57458 | 8220 Industrial Parkway Plain City, OH 43064 | 100049 | \$2,091.34 |
| 9/21/24 6:49 am | Hacker's Concrete Impressions Payment - Invoice No: 071424- | 3265 Longridge Way Grove City, OH 43123 | 100050 | \$3,600.00 |
| SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed | | | | \$6,020.34 |
| Melrose HOA Total Check(s) & Amount Printed | | | 4 | \$6,020.34 |

| Date | Reconciled | Description | Batch # - Type | Check # | Trans. Amt |
|------------------------|------------|--|------------------------|------------------------------|---------------------|
| Uncleared Items | | | | | |
| 09/03/2024 | | Williams & Strohm | | 100048 | (\$65.00) |
| 09/20/2024 | | Hacker's Concrete Impressions | | 100050 | (\$3,600.00) |
| | | | | Total Uncleared | (\$3,665.00) |
| Cleared Items | | | | | |
| Credits | | | | | |
| 09/12/2024 | 09/11/2024 | Deposit from batch 10608 | 10608 - Auto Payment | 490 | \$2.89 |
| 09/12/2024 | 09/12/2024 | Deposit from batch 10615 | 10615 - Auto Payment | 491 | \$10.00 |
| 09/19/2024 | 09/18/2024 | Deposit from batch 10680 | 10680 - Auto Payment | 492 | \$2.89 |
| 09/20/2024 | 09/23/2024 | Deposit from batch 10686 | 10686 - Online Payment | 493 | \$110.00 |
| 09/25/2024 | 09/24/2024 | Deposit from batch 10730 | 10730 - Auto Payment | 494 | \$2.89 |
| 09/25/2024 | 09/25/2024 | Deposit from batch 10728 | 10728 - Scanned Checks | 495 | \$185.67 |
| 09/30/2024 | 09/30/2024 | Deposit from batch 10775 | 10775 - Auto Payment | 496 | \$2.89 |
| | | | | Total Cleared Credits | \$317.23 |
| Debits | | | | | |
| 08/28/2024 | 09/09/2024 | EMSI Inc | | 100047 | (\$3,016.88) |
| 08/28/2024 | 09/10/2024 | Jackson Brandel | | 100046 | (\$2,272.18) |
| 09/03/2024 | 09/04/2024 | PMI Scioto Metro | | 0 | (\$1,230.85) |
| 09/03/2024 | 09/04/2024 | PMI Scioto Metro | | 0 | (\$174.58) |
| 09/06/2024 | 09/09/2024 | South Central Power Company | | 300024 | (\$264.00) |
| 09/10/2024 | 09/11/2024 | Transfer to SouthState Bank - Reserve 5800 | | | (\$500.00) |
| 09/20/2024 | 09/30/2024 | EMSI Inc | | 100049 | (\$2,091.34) |
| | | | | Total Cleared Debits | (\$9,549.83) |

SouthState Bank - Operating 2281 Summary

| | |
|-------------------------|--------------|
| Ending Account Balance: | \$ 29,116.08 |
| Uncleared Items: | (\$3,665.00) |
| | |
| Adjusted Balance: | \$ 32,781.08 |
| Bank Ending Balance: | \$ 30,432.58 |
| | |
| Difference: | \$2,348.50 |

| Date | Reconciled | Description | Batch # - Type | Check # | Trans. Amt |
|------------------------------|------------|---|----------------|---------|-----------------|
| Cleared Items | | | | | |
| Credits | | | | | |
| 09/10/2024 | 09/11/2024 | Transfer from SouthState Bank - Operating | | | \$500.00 |
| | | 22 | | | |
| 09/30/2024 | 09/30/2024 | Interest | | | \$2.39 |
| Total Cleared Credits | | | | | \$502.39 |

SouthState Bank - Reserve 5800 Summary

| | |
|-------------------------|-------------|
| Ending Account Balance: | \$ 4,510.55 |
| Uncleared Items: | \$- |
| Adjusted Balance: | \$ 4,510.55 |
| Bank Ending Balance: | \$ 4,510.55 |
| Difference: | \$- |

| Paid Date | Invoice Number | Invoice Date | Auth Date | Status | Last Payment | Invoice Amount Payment Type | Balance Due |
|--|-----------------|--------------|--------------|--------------|---|--------------------------------|----------------|
| EMSI Inc | | | | | | | |
| 09/20/2024 | IN57458 | 08/31/2024 | | Paid (check) | | \$2,091.34 | \$ - |
| | | | | | | Payment Type: Check | |
| | | | | | EMSI Inc Total: | \$ 2,091.34 | \$ 0.00 |
| Hacker's Concrete Impressions | | | | | | | |
| 09/20/2024 | 071424- | 07/14/2024 | | Paid (check) | | \$3,600.00 | - |
| | | | | | | Payment Type: Check | |
| | | | | | Hacker's Concrete Impressions Total: | \$ 3,600.00 | \$ 0.00 |
| Scioto Metro LLC - Management Module Only | | | | | | | |
| 09/03/2024 | 4272 | 09/01/2024 | 09/03/2024 | Paid (ACH) | | \$174.58 | - |
| | | | Holly Girard | | | Payment Type: ACH | |
| 09/03/2024 | 4300 | 09/01/2024 | 09/03/2024 | Paid (ACH) | | \$1,230.85 | - |
| | | | Holly Girard | | | Payment Type: ACH | |
| | | | | | Scioto Metro LLC - Management Module Only Total: | \$ 1,405.43 | \$ 0.00 |
| South Central Power Company | | | | | | | |
| 09/06/2024 | 20240906-376530 | 08/22/2024 | | Paid (check) | | \$264.00 | - |
| | | | | | | Payment Type: Check | |
| | | | | | South Central Power Company Total: | \$ 264.00 | \$ 0.00 |
| Williams & Strohm | | | | | | | |
| 09/03/2024 | 080124- | 08/01/2024 | | Paid (check) | | \$65.00 | - |
| | | | | | | Payment Type: Check | |
| | | | | | Williams & Strohm Total: | \$ 65.00 | \$ 0.00 |
| | | | | | Melrose HOA 6 Invoice(s) Totaling: | \$ 7,425.77 | \$ 0.00 |
| GRAND 6 Invoice(s) Totaling: | | | | | | \$7,425.77 | \$ 0.00 |

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



| | |
|----------------|------------|
| Invoice Number | 4300 |
| Invoice Date | 09/01/2024 |

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

| Date | Description | Quantity | Unit Cost | Total Charge | Tax - 0.00 % | Total Cost |
|------------------------------------|-------------|----------|------------|--------------|--------------|------------|
| Management Fee (Monthly Fee) | | | | | | |
| 09/01/2024 | Monthly Fee | 1.00 | \$1,230.85 | \$1,230.85 | \$0.00 | \$1,230.85 |
| Management Fee (Monthly Fee) Total | | | | \$1,230.85 | \$0.00 | \$1,230.85 |
| MH - Melrose HOA Total | | | | \$1,230.85 | \$0.00 | \$1,230.85 |



Invoice

#IN57458

08/31/2024

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

Client

Accounts Payable
PMI Scioto Metro
Attn: Adrian Birchler
1355 King Ave, Ste 200
Columbus OH 43212
United States

Project

Melrose HOA
891 Selkirk Way
Pickerington OH 43147
United States

| Terms | Due Date | PO # | Project | Shipping Method |
|--------|------------|------|---------|-----------------|
| Net 30 | 09/30/2024 | | 111659 | |

| Item | Quantity | UOM | Price | Total |
|---|----------|-----|----------|------------|
| Mowing Primary Service Dates: 08/08/2024 (1) 08/15/2024 (1) 08/22/2024 (1) 08/29/2024 (1) | 4 | EA | \$403.94 | \$1,615.76 |
| Bed Maintenance & Curb Line Care Service Dates: 08/08/2024 (1) 08/15/2024 (1) | 2 | EA | \$41.62 | \$83.24 |
| Summer Shear Pruning Service Dates: 08/19/2024 (1) | 1 | EA | \$260.10 | \$260.10 |
| Subtotal | | | | \$1,959.10 |
| Tax Total (6.75%) | | | | \$132.24 |
| Total | | | | \$2,091.34 |



IN57458

Hackers Concrete Impressions, LLC

3265 Longridge Way
OH 43123

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 7/14/2024 | 1086 |

| |
|---|
| Name / Address |
| Melrose Homeowners Association ATTN: Jackson Brandel 891 Selkirk Way Pickerington Oh 43147 |

| |
|---------|
| Project |
| |

| Description | Qty | Cost | Total |
|---|-----|--------------|------------|
| Installation of Patio: Demo and haul away 2 4x10' areas for benches. Set forms, place new gravel and compact sub base. Pour new pads with 4,500 PSI concrete 4" thick | | 3,600.00 | 3,600.00 |
| | | Total | \$3,600.00 |

Please see attached for placement. Also, let Jackson Brandel know two (2) days prior to installation so the physical placement can be marked in the field
614.581.7043

Customer Signature Jackson Brandel 7.15.24

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
ap@pmisciotometro.com

August 1, 2024

Additional Charges :

| | <u>Amount</u> |
|---|-----------------------|
| 7/1/2024 6.1.24 Courier-Runner charge to record amendment | 65.00 |
| Total costs | <u>\$65.00</u> |
| Previous balance | \$264.50 |
| 7/25/2024 Payment - check #100043. Thank you. | <u>(\$264.50)</u> |
| Total payments and adjustments | <u>(\$264.50)</u> |
| Balance due | <u><u>\$65.00</u></u> |

Payment due upon receipt; does not include payments made after August 1, 2024