

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$44,099.11	\$0.00	\$44,099.11
Total: CASH - OPERATING	\$44,099.11	\$0.00	\$44,099.11
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$5,693.52	\$5,693.52
Total: CASH - RESERVE	\$0.00	\$5,693.52	\$5,693.52
Total: Assets	\$44,099.11	\$5,693.52	\$49,792.63
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$743.45	\$0.00	\$743.45
Total: CURRENT LIABILITIES - OPERATING	\$743.45	\$0.00	\$743.45
EQUITY - RESERVE			
Retained Earnings - Reserve	\$0.00	\$3,017.42	\$3,017.42
Total: EQUITY - RESERVE	\$0.00	\$3,017.42	\$3,017.42
EQUITY - OPERATING			
Retained Earnings - Operating	\$1,454.74	\$0.00	\$1,454.74
Total: EQUITY - OPERATING	\$1,454.74	\$0.00	\$1,454.74
Net Income Gain/Loss	\$0.00	\$2,676.10	\$2,676.10
Net Income Gain/Loss	\$41,900.92	\$0.00	\$41,900.92
Total: Liabilities & Equity	\$44,099.11	\$5,693.52	\$49,792.63

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$7,650.00	\$79,600.00	(\$71,950.00)	\$72,234.94	\$79,600.00	(\$7,365.06)	\$79,600.00
Total ASSESSMENT INCOME	\$7,650.00	\$79,600.00	(\$71,950.00)	\$72,234.94	\$79,600.00	(\$7,365.06)	\$79,600.00
OTHER INCOME							
4600-00 Delinquent Fee Income	1,414.45	-	1,414.45	1,564.45	-	1,564.45	-
4610-00 Violation Fee Income	250.00	-	250.00	1,387.61	-	1,387.61	-
4801-00 Mgmt Admin Fee - Delinquency	290.00	-	290.00	530.00	-	530.00	-
4802-00 Mgmt Admin Fee - Collections	100.00	-	100.00	700.00	-	700.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	70.00	-	70.00	-
Total OTHER INCOME	\$2,054.45	\$-	\$2,054.45	\$4,252.06	\$-	\$4,252.06	\$-
Total OPERATING INCOME	\$9,704.45	\$79,600.00	(\$69,895.55)	\$76,487.00	\$79,600.00	(\$3,113.00)	\$79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	4,920.00	5,071.12	151.12	15,213.36
5005-00 Office Supplies/Expense	-	-	-	-	50.00	50.00	200.00
5006-00 Mgmt Admin Fees	765.00	-	(765.00)	1,305.00	-	(1,305.00)	-
5010-00 Mailings	11.33	140.00	128.67	716.62	560.00	(156.62)	1,680.00
5020-00 Printing	-	-	-	-	25.00	25.00	75.00
Total ADMINISTRATIVE EXPENSES	\$2,006.33	\$1,407.78	(\$598.55)	\$6,941.62	\$5,706.12	(\$1,235.50)	\$17,168.36
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	436.20	450.00	13.80	450.00
5055-00 Document Storage	5.00	-	(5.00)	416.00	450.00	34.00	450.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5087-00 Social/Activities Expense	-	-	-	200.00	75.00	(125.00)	300.00
5170-00 Website Expenses	-	-	-	-	-	-	250.00
Total OTHER ADMINISTRATIVE	\$5.00	\$-	(\$5.00)	\$1,052.20	\$975.00	(\$77.20)	\$1,700.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,440.00
Total INSURANCE EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-	\$1,440.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	1,380.00	-	(1,380.00)	1,545.00	750.00	(795.00)	3,000.00
5110-00 Legal Collections	-	-	-	300.00	-	(300.00)	-
5152-00 Audit/Tax Preparation	260.00	-	(260.00)	260.00	300.00	40.00	300.00
Total PROFESSIONAL EXPENSES	\$1,640.00	\$-	(\$1,640.00)	\$2,105.00	\$1,050.00	(\$1,055.00)	\$3,300.00
UTILITIES							
5500-00 Electricity	120.00	291.67	171.67	489.00	1,166.68	677.68	3,500.00
Total UTILITIES	\$120.00	\$291.67	\$171.67	\$489.00	\$1,166.68	\$677.68	\$3,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	1,501.12	2,035.00	533.88	2,226.58	8,140.00	5,913.42	24,420.00
5470-00 Snow / Ice Management	-	-	-	80.00	-	(80.00)	-
5471-00 Repairs / Upgrade	-	-	-	650.00	-	(650.00)	-
6000-00 Lake/Pond Maintenance	1,930.50	-	(1,930.50)	3,578.00	1,647.50	(1,930.50)	5,643.50
Total LANDSCAPE EXPENSES	\$3,431.62	\$2,035.00	(\$1,396.62)	\$6,534.58	\$9,787.50	\$3,252.92	\$30,063.50

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$350.00
5455-00 Lighting Maintenance / Repair	-	13,053.14	13,053.14	14,797.00	13,053.14	(1,743.86)	13,053.14
5752-00 General Maintenance / Repair	-	-	-	-	-	-	500.00
6763-00 Fountain Maintenance / Repair	-	-	-	-	-	-	525.00
Total MAINTENANCE/REPAIRS	\$-	\$13,053.14	\$13,053.14	\$14,797.00	\$13,053.14	(\$1,743.86)	\$14,428.14
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	666.67	666.67	-	2,666.68	2,666.68	-	8,000.00
Total RESERVE CONTRIBUTION	\$666.67	\$666.67	\$-	\$2,666.68	\$2,666.68	\$-	\$8,000.00
Total OPERATING EXPENSE	\$7,869.62	\$17,454.26	\$9,584.64	\$34,586.08	\$34,405.12	(\$180.96)	\$79,600.00
Net Income:	\$1,834.83	\$62,145.74	(\$60,310.91)	\$41,900.92	\$45,194.88	(\$3,293.96)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$666.67	\$666.67	\$-	\$2,666.68	\$2,666.68	\$-	\$8,000.00
4910-00 Bank Interest Reserve	2.85	-	2.85	9.42	-	9.42	-
Total RESERVE INCOME	\$669.52	\$666.67	\$2.85	\$2,676.10	\$2,666.68	\$9.42	\$8,000.00
Total RESERVE INCOME	\$669.52	\$666.67	\$2.85	\$2,676.10	\$2,666.68	\$9.42	\$8,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	-	-	-	-	-	-	4,681.25
Total RESERVE EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-	\$4,681.25
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$4,681.25
Net Reserve:	\$669.52	\$666.67	\$2.85	\$2,676.10	\$2,666.68	\$9.42	\$3,318.75

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$42,021.87	
4/8/25 2:54 pm Holly Girard	Devin & Associates, Inc Invoice: 11849	24700 Center Ridge Road Suite 215 Westlake, OH 44145	1026	\$260.00
4/16/25 9:18 am Holly Girard	Environmental Management Inc Invoice: IN58730	8220 Industrial Parkway Plain City, OH 43064	1027	\$1,501.12
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$1,761.12
Melrose HOA Total Check(s) & Amount Printed			2	\$1,761.12

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/30/2025		Neiman Law LLC		1028	(\$1,380.00)
				Total Uncleared	(\$1,380.00)
Cleared Items					
Credits					
03/31/2025	04/01/2025	Deposit from batch 14139	14139 - Online Payment	659	\$850.00
04/01/2025	04/01/2025	Deposit from batch 14212	14212 - Payabli Credit Card	664	\$200.00
04/01/2025	04/01/2025	Deposit from batch 14202	14202 - Payabli Credit Card	663	\$1,000.00
04/01/2025	04/02/2025	Deposit from batch 14162	14162 - Online Payment	662	\$1,000.00
04/02/2025	04/02/2025	Deposit from batch 14231	14231 - Payabli Credit Card	666	\$780.00
04/03/2025	04/03/2025	Deposit from batch 14261	14261 - Payabli Credit Card	669	\$200.00
04/03/2025	04/03/2025	Deposit from batch 14238	14238 - Scanned Checks	668	\$200.00
04/03/2025	04/03/2025	Deposit from batch 14225	14225 - Auto Payment	665	\$600.00
04/03/2025	04/04/2025	Deposit from batch 14220	14220 - Online Payment	667	\$630.00
04/04/2025	04/04/2025	Deposit from batch 14277	14277 - Payabli Credit Card	671	\$260.00
04/04/2025	04/07/2025	Deposit from batch 14246	14246 - Online Payment	670	\$520.00
04/07/2025	04/07/2025	Deposit from batch 14298	14298 - Auto Payment	673	\$2.89
04/07/2025	04/07/2025	Deposit from batch 14313	14313 - Payabli Credit Card	674	\$260.00
04/07/2025	04/08/2025	Deposit from batch 14266	14266 - Online Payment	672	\$600.00
04/08/2025	04/08/2025	Deposit from batch 14300	14300 - Online Payment	675	\$260.00
04/08/2025	04/08/2025	Deposit from batch 14333	14333 - Payabli Credit Card	677	\$260.00
04/08/2025	04/09/2025	Deposit from batch 14359	14359 - Payabli Credit Card	681	\$260.00
04/09/2025	04/09/2025	Deposit from batch 14330	14330 - Auto Payment	676	\$2.89
04/09/2025	04/09/2025	Deposit from batch 14351	14351 - Payabli Credit Card	679	\$260.00
04/09/2025	04/10/2025	Deposit from batch 14325	14325 - Online Payment	678	\$780.00
04/10/2025	04/10/2025	Deposit from batch 14420	14420 - Payabli Credit Card	683	\$260.00
04/10/2025	04/11/2025	Deposit from batch 14343	14343 - Online Payment	680	\$520.00
04/15/2025	04/15/2025	Deposit from batch 14452	14452 - Payabli Credit Card	684	\$260.00
04/16/2025	04/16/2025	Deposit from batch 14461	14461 - Auto Payment	685	\$62.89
04/17/2025	04/17/2025	Deposit from batch 14462	14462 - Online Payment	686	\$260.00
04/18/2025	04/18/2025	Deposit from batch 14500	14500 - Auto Payment	687	\$260.00
04/23/2025	04/23/2025	Deposit from batch 14553	14553 - Auto Payment	688	\$252.89
04/28/2025	04/28/2025	Deposit from batch 14611	14611 - Auto Payment	689	\$2.89
				Total Cleared Credits	\$10,804.45
Debits					
03/18/2025	04/07/2025	LDF Outdoor Lighting LLC		1024	(\$15,447.00)
03/27/2025	04/01/2025	Neiman Law LLC		1025	(\$300.00)
04/01/2025	04/03/2025	PMI Scioto Metro		0	(\$1,230.00)
04/01/2025	04/03/2025	PMI Scioto Metro		0	(\$781.33)
04/03/2025	04/04/2025	South Central Power Company		0	(\$61.00)
04/03/2025	04/04/2025	South Central Power Company		0	(\$59.00)
04/07/2025	04/08/2025	Stat Integrated Technologies Inc		0	(\$1,930.50)
04/08/2025	04/15/2025	Devin & Associates, Inc		1026	(\$260.00)
04/08/2025	04/08/2025	Return	14305 - Move or Return Paymer	0	(\$200.00)
04/11/2025	04/17/2025	Transfer to SouthState Bank - Reserve 5800			(\$666.67)
04/15/2025	04/18/2025	Environmental Management Inc		1027	(\$1,501.12)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
05/05/2025	04/28/2025	Return - Chargeback	14703 - Move or Return Paymer	0	(\$150.00)
Total Cleared Debits					(\$22,586.62)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 43,949.11
Uncleared Items:	(\$1,380.00)
Adjusted Balance:	\$ 45,329.11
Bank Ending Balance:	\$ 45,329.11
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
04/11/2025	04/17/2025	Transfer from SouthState Bank - Operating 22			\$666.67
04/30/2025	04/30/2025	Interest			\$2.85
Total Cleared Credits					\$669.52

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 5,693.52
Uncleared Items:	\$-
Adjusted Balance:	\$ 5,693.52
Bank Ending Balance:	\$ 5,693.52
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
Devin & Associates, Inc							
04/08/2025	11849	03/23/2025	04/05/2025 Stacey Menefee	Paid (check)		\$260.00 Payment Type: Check	\$ -
	54-5152-00 - Audit/Tax Preparation				\$260.00		
Devin & Associates, Inc Total:						\$ 260.00	\$ 0.00
EMSI Inc							
04/15/2025	IN58730	09/30/2024	04/05/2025 Stacey Menefee	Paid (check)		\$1,501.12 Payment Type: Check	-
	63-5400-00 - Landscape/Grounds Contract				\$1,501.12		
EMSI Inc Total:						\$ 1,501.12	\$ 0.00
Neiman Law LLC							
04/30/2025	1766	04/07/2025	04/28/2025 Stacey Menefee	Paid (check)		\$1,380.00 Payment Type: Check	-
	54-5100-00 - Legal General				\$1,380.00		
Neiman Law LLC Total:						\$ 1,380.00	\$ 0.00
Scioto Metro LLC - Management Module Only							
04/01/2025	6759	04/01/2025	04/02/2025 Holly Girard	Paid (ACH)		\$781.33 Payment Type: ACH	-
	50-5006-00 - Admin Fee - Bank Return - Account - MH025				\$35.00		
	50-5006-00 - Admin Fee - Collections Filing - Account - MH187				\$100.00		
	50-5006-00 - Admin Fee - Collections Filing - Account - MH283				\$100.00		
	50-5006-00 - Admin Fee - Collections Filing - Account - MH224				\$100.00		
	50-5006-00 - Admin Fee - Collections Filing - Account - MH119				\$100.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH187				\$30.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH224				\$60.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH119				\$20.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH299				\$10.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH187				\$25.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH283				\$25.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH283				\$20.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH224				\$60.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH119				\$20.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH299				\$10.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH187				\$30.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH283				\$20.00		
	51-5055-00 - Mgmt - Document Storage - Document Storage				\$5.00		
	50-5010-00 - Reimburse - Payments - Payment Processing				\$7.50		
	50-5010-00 - Reimburse - CINC Mailings - Standard Mailings				\$3.83		
04/01/2025	6790	04/01/2025	04/02/2025 Holly Girard	Paid (ACH)		\$1,230.00 Payment Type: ACH	-
	50-5000-00 - Management Fee				\$1,230.00		
Scioto Metro LLC - Management Module Only Total:						\$ 2,011.33	\$ 0.00
South Central Power Company							
04/03/2025	20250403-376530	03/19/2025	04/04/2025 Stacey Menefee	Paid (EFT)		\$59.00 Payment Type: EFT	-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
	58-5500-00 - Electricity				\$59.00		
04/03/2025	20250403-339667	03/19/2025	04/04/2025	Paid (EFT)		\$61.00	-
			Stacey Menefee			Payment Type: EFT	
	58-5500-00 - Electricity				\$61.00		
	South Central Power Company Total:					\$ 120.00	\$ 0.00
Stat Integrated Technologies Inc							
04/07/2025	1197902	03/27/2025	04/05/2025	Paid (ACH)		\$1,930.50	-
			Stacey Menefee			Payment Type: ACH	
	63-6000-00 - Lake/Pond Maintenance				\$1,930.50		
	Stat Integrated Technologies Inc Total:					\$ 1,930.50	\$ 0.00
	Melrose HOA 8 Invoice(s) Totaling:					\$ 7,202.95	\$ 0.00
GRAND 8 Invoice(s) Totaling:						\$7,202.95	\$ 0.00



Invoice

#IN58730

09/30/2024

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	10/30/2024		111659	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 09/06/2024 (1) 09/12/2024 (1) 09/19/2024 (1) 09/27/2024 (1)	4	EA	\$403.94	\$1,615.76
Early Fall Application Service Dates: 09/17/2024 (1)	1	EA	\$598.32	\$598.32

	Subtotal	\$2,214.08
	Tax Total (6.75%)	\$149.45
	Total	\$2,363.53
Credit Memo (03/25/2025) - Credit - Crediting 2 mows to close account		\$862.41
	Amount Due	\$1,501.12



IN58730



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

Invoice Number	6790
Invoice Date	04/01/2025

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
04/01/2025	Monthly Fee	1.00	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00
Management Fee (Monthly Fee) Total				\$1,230.00	\$0.00	\$1,230.00
MH - Melrose HOA Total				\$1,230.00	\$0.00	\$1,230.00



Invoice

Customer #: 17283
Invoice #: 1197902
Printed: 3/27/2025

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 #:

March 2025 Charge

3/27/2025 \$1,800.00 \$130.50 \$1,930.50

SPRING FISH STOCKING

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: _____

Bill To Address

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

Invoice #: 1197902



Cust # 17283

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

Please Remit: \$1,930.50

Printed: 3/27/2025



Invoice

Date	Invoice #
3/23/2025	11849

PAST DUE

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

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, 2024.	260.00
Thank you for your business.	Total \$260.00