

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$31,980.87	\$0.00	\$31,980.87
Total: CASH - OPERATING	\$31,980.87	\$0.00	\$31,980.87
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$2,022.08	\$2,022.08
Total: CASH - RESERVE	\$0.00	\$2,022.08	\$2,022.08
Total: Assets	\$31,980.87	\$2,022.08	\$34,002.95
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$41,351.57	\$0.00	\$41,351.57
Total: CURRENT LIABILITIES - OPERATING	\$41,351.57	\$0.00	\$41,351.57
EQUITY - RESERVE			
Retained Earnings - Reserve	\$0.00	\$11,063.39	\$11,063.39
Total: EQUITY - RESERVE	\$0.00	\$11,063.39	\$11,063.39
EQUITY - OPERATING			
Retained Earnings - Operating	\$4,029.47	\$0.00	\$4,029.47
Total: EQUITY - OPERATING	\$4,029.47	\$0.00	\$4,029.47
Net Income Gain/Loss	\$0.00	(\$9,041.31)	(\$9,041.31)
Net Income Gain/Loss	(\$13,400.17)	\$0.00	(\$13,400.17)
Total: Liabilities & Equity	\$31,980.87	\$2,022.08	\$34,002.95

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Regular Assessment	\$ 10.00	\$ 6,633.33	(\$ 6,623.33)	\$ 210.00	\$ 13,266.66	(\$ 13,056.66)	\$ 79,600.00
Total ASSESSMENT INCOME	\$ 10.00	\$ 6,633.33	(\$ 6,623.33)	\$ 210.00	\$ 13,266.66	(\$13,056.66)	\$ 79,600.00
OTHER INCOME							
4610-00 Violation Fee Income	50.00	-	50.00	450.00	-	450.00	-
4800-00 Mgmt Admin Fee	150.00	-	150.00	150.00	-	150.00	-
4801-00 Mgmt Admin Fee - Delinquency	30.00	-	30.00	80.00	-	80.00	-
Total OTHER INCOME	\$ 230.00	\$ -	\$ 230.00	\$ 680.00	\$ -	\$680.00	\$ -
Total OPERATING INCOME	\$ 240.00	\$ 6,633.33	(\$ 6,393.33)	\$ 890.00	\$ 13,266.66	(\$ 12,376.66)	\$ 79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,266.90	1,266.90	-	2,533.80	2,533.80	-	15,202.80
5005-00 Office Supplies/Expense	-	8.33	8.33	-	16.66	16.66	100.00
5006-00 Mgmt Admin Fees	50.00	-	(50.00)	260.00	-	(260.00)	-
5010-00 Mailings	403.82	159.58	(244.24)	448.62	319.16	(129.46)	1,915.00
5020-00 Printing	-	4.17	4.17	-	8.34	8.34	50.00
Total ADMINISTRATIVE EXPENSES	\$ 1,720.72	\$ 1,438.98	(\$ 281.74)	\$ 3,242.42	\$ 2,877.96	(\$364.46)	\$ 17,267.80
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	11.18	-	(11.18)	11.18	-	(11.18)	500.00
5055-00 Document Storage	5.00	5.00	-	10.00	406.00	396.00	456.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5085-00 Misc Admin Expense	400.00	-	(400.00)	400.00	-	(400.00)	-
5170-00 Website Expenses	-	-	-	-	-	-	600.00
Total OTHER ADMINISTRATIVE	\$ 416.18	\$ 5.00	(\$ 411.18)	\$ 421.18	\$ 406.00	(\$15.18)	\$ 1,806.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,555.00
Total INSURANCE EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ 1,555.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	83.33	83.33	-	166.66	166.66	1,000.00
5110-00 Legal Collections	414.00	-	(414.00)	414.00	-	(414.00)	-
Total PROFESSIONAL EXPENSES	\$ 414.00	\$ 83.33	(\$ 330.67)	\$ 414.00	\$ 166.66	(\$247.34)	\$ 1,000.00
UTILITIES							
5500-00 Electricity	115.00	227.50	112.50	225.00	455.00	230.00	2,730.00
Total UTILITIES	\$ 115.00	\$ 227.50	\$ 112.50	\$ 225.00	\$ 455.00	\$230.00	\$ 2,730.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	-	-	-	-	-	24,950.16
5420-00 Landscape Other	233.87	833.33	599.46	3,302.93	1,666.66	(1,636.27)	10,000.00
5421-00 Trees/Shrubs	2,594.03	-	(2,594.03)	2,594.03	-	(2,594.03)	-
5470-00 Snow / Ice Management	90.00	-	(90.00)	90.00	-	(90.00)	-
5471-00 Repairs / Upgrade	-	41.67	41.67	-	83.34	83.34	500.00
6000-00 Lake/Pond Maintenance	1,730.00	-	(1,730.00)	1,730.00	-	(1,730.00)	3,460.00
Total LANDSCAPE EXPENSES	\$ 4,647.90	\$ 875.00	(\$ 3,772.90)	\$ 7,716.96	\$ 1,750.00	(\$5,966.96)	\$ 38,910.16
MAINTENANCE/REPAIRS							
5749-00 Signage Repairs/Maintenance	270.61	-	(270.61)	270.61	-	(270.61)	-
5752-00 General Maintenance / Repair	-	360.92	360.92	-	721.84	721.84	4,331.04
Total MAINTENANCE/REPAIRS	\$ 270.61	\$ 360.92	\$ 90.31	\$ 270.61	\$ 721.84	\$451.23	\$ 4,331.04

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution Expense	\$1,000.00	\$1,000.00	\$-	\$2,000.00	\$2,000.00	\$-	\$12,000.00
Total RESERVE CONTRIBUTION	\$1,000.00	\$1,000.00	\$-	\$2,000.00	\$2,000.00	\$-	\$12,000.00
Total OPERATING EXPENSE	\$8,584.41	\$3,990.73	(\$4,593.68)	\$14,290.17	\$8,377.46	(\$5,912.71)	\$79,600.00
Net Income:	(\$8,344.41)	\$2,642.60	(\$10,987.01)	(\$13,400.17)	\$4,889.20	(\$18,289.37)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$1,000.00	\$1,000.00	\$-	\$2,000.00	\$2,000.00	\$-	\$12,000.00
4910-00 Bank Interest Reserve	2.25	-	2.25	7.32	-	7.32	-
Total RESERVE INCOME	\$1,002.25	\$1,000.00	\$2.25	\$2,007.32	\$2,000.00	\$7.32	\$12,000.00
Total RESERVE INCOME	\$1,002.25	\$1,000.00	\$2.25	\$2,007.32	\$2,000.00	\$7.32	\$12,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
0000-00 Reserve Expenses	4,611.60	-	(4,611.60)	4,611.60	-	(4,611.60)	-
9000-00 Reserve - Miscellaneous	-	-	-	6,437.03	-	(6,437.03)	-
Total RESERVE EXPENSES	\$4,611.60	\$-	(\$4,611.60)	\$11,048.63	\$-	(\$11,048.63)	\$-
Total RESERVE EXPENSE	\$4,611.60	\$-	(\$4,611.60)	\$11,048.63	\$-	(\$11,048.63)	\$-
Net Reserve:	(\$3,609.35)	\$1,000.00	(\$4,609.35)	(\$9,041.31)	\$2,000.00	(\$11,041.31)	\$12,000.00



Check Print Log

Melrose HOA

From 2/1/2026 To 2/28/2026

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$45,904.04	
2/7/26 2:57 pm Holly Birchler	Fairfield County Treasurer Multiple Invoices	210 E Main St Room 105 Lancaster, OH 43130	1039	\$11.18
2/13/26 11:23 am Holly Birchler	Beth A. Allen Invoice: 20251125	757 McLeod Parc Pickerington, OH 43147	1040	\$85.64
2/13/26 11:23 am Holly Birchler	Williams & Strohm Invoice: 545	2 Miranova Pl #380 Columbus, OH 43215	1041	\$414.00
2/13/26 11:23 am Holly Birchler	Jackson Brandel Invoice: 20260125	891 Selkirk Way Pickerington, OH 43147	1042	\$657.96
2/13/26 11:23 am Holly Birchler	Anthony Black Invoice: 20251119	742 McLeod Parc Pickerington, OH 43147	1043	\$100.88
2/25/26 11:11 am Holly Birchler	PMI Scioto Metro 763SC Transfer Fee	1355 King Ave Suite 200 Columbus, OH 43212	1045	\$150.00
2/25/26 11:11 am Holly Birchler	Tree King Tree Services, Inc. Invoice: 27050	PO Box 1328 Pataskala, OH 43062	1046	\$2,594.03
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$4,013.69
SouthState Bank - Reserve 5800: ***5800		Current Balance:	\$2,022.08	
2/13/26 11:23 am Holly Birchler	Tree King Tree Services, Inc. Invoice: 27051	PO Box 1328 Pataskala, OH 43062	1001	\$4,611.60
SouthState Bank - Reserve 5800: ***5800 Total Check Amount Printed				\$4,611.60
Melrose HOA Total Check(s) & Amount Printed			8	\$8,625.29



Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/25/2026		Tree King Tree Services, Inc.		1046	(\$2,594.03)
02/25/2026		Deposit from batch 19695	19695 - Auto Payment	867	\$1,200.00
02/27/2026		Deposit from batch 19729	19729 - Auto Payment	877	\$400.00
02/27/2026		Deposit from batch 19730	19730 - Online Payment	879	\$480.00
				Total Uncleared	(\$514.03)
Cleared Items					
Credits					
02/03/2026	02/02/2026	Deposit from batch 19304	19304 - Auto Payment	828	\$550.00
02/03/2026	02/03/2026	Deposit from batch 19329	19329 - Payabli Credit Card	830	\$200.00
02/03/2026	02/03/2026	Deposit from batch 19315	19315 - Auto Payment	829	\$202.89
02/04/2026	02/04/2026	Deposit from batch 19357	19357 - Auto Payment	832	\$1,000.00
02/04/2026	02/06/2026	Deposit from batch 19316	19316 - Online Payment	831	\$200.00
02/05/2026	02/05/2026	Deposit from batch 19358	19358 - Online Payment	833	\$200.00
02/05/2026	02/05/2026	Deposit from batch 19383	19383 - Scanned Checks	834	\$10.00
02/05/2026	02/05/2026	Deposit from batch 19392	19392 - Scanned Checks	835	\$200.00
02/05/2026	02/05/2026	Deposit from batch 19394	19394 - Auto Payment	836	\$400.00
02/06/2026	02/06/2026	Deposit from batch 19418	19418 - Auto Payment	838	\$400.00
02/06/2026	02/06/2026	Deposit from batch 19425	19425 - Payabli Credit Card	839	\$200.00
02/06/2026	02/09/2026	Deposit from batch 19395	19395 - Online Payment	837	\$400.00
02/09/2026	02/09/2026	Deposit from batch 19447	19447 - Payabli Credit Card	841	\$400.00
02/09/2026	02/09/2026	Deposit from batch 19449	19449 - Payabli Credit Card	842	\$200.00
02/10/2026	02/10/2026	Deposit from batch 19466	19466 - Payabli Credit Card	845	\$600.00
02/10/2026	02/11/2026	Deposit from batch 19443	19443 - Online Payment	843	\$400.00
02/10/2026	02/24/2026	Deposit from batch 19444	19444 - Auto Payment	840	\$400.00
02/11/2026	02/10/2026	Deposit from batch 19460	19460 - Auto Payment	844	\$1,202.89
02/11/2026	02/12/2026	Deposit from batch 19459	19459 - Online Payment	846	\$200.00
02/12/2026	02/11/2026	Deposit from batch 19483	19483 - Auto Payment	847	\$1,000.00
02/13/2026	02/13/2026	Deposit from batch 19539	19539 - Payabli Credit Card	851	\$150.00
02/13/2026	02/17/2026	Deposit from batch 19505	19505 - Online Payment	849	\$200.00
02/13/2026	02/25/2026	Deposit from batch 19504	19504 - Auto Payment	848	\$600.00
02/14/2026	02/13/2026	Deposit from batch 19535	19535 - Auto Payment	850	\$750.00
02/17/2026	02/17/2026	Deposit from batch 19562	19562 - Payabli Credit Card	854	\$200.00
02/17/2026	02/17/2026	Deposit from batch 19567	19567 - Payabli Credit Card	855	\$200.00
02/17/2026	02/17/2026	Deposit from batch 19574	19574 - Payabli Credit Card	856	\$200.00
02/17/2026	02/17/2026	Deposit from batch 19555	19555 - Auto Payment	853	\$402.89
02/17/2026	02/18/2026	Deposit from batch 19542	19542 - Online Payment	852	\$350.00
02/18/2026	02/18/2026	Deposit from batch 19581	19581 - Auto Payment	857	\$600.00
02/19/2026	02/19/2026	Deposit from batch 19584	19584 - Scanned Checks	859	\$1,200.00
02/19/2026	02/19/2026	Deposit from batch 19599	19599 - Scanned Checks	860	\$200.00
02/19/2026	02/19/2026	Deposit from batch 19610	19610 - Auto Payment	861	\$800.00
02/19/2026	02/19/2026	Deposit from batch 19621	19621 - Payabli Credit Card	862	\$400.00
02/19/2026	02/20/2026	Deposit from batch 19582	19582 - Online Payment	858	\$400.00
02/20/2026	02/20/2026	Deposit from batch 19624	19624 - Auto Payment	863	\$202.89
02/23/2026	02/23/2026	Deposit from batch 19682	19682 - Payabli Credit Card	865	\$200.00
02/23/2026	02/24/2026	Deposit from batch 19626	19626 - Online Payment	864	\$800.00
02/24/2026	02/26/2026	Deposit from batch 19704	19704 - Payabli Credit Card	868	\$400.00



Bank Account Reconciliation

Melrose HOA

SouthState Bank - Operating 2281 (End: 02/28/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
02/24/2026	02/24/2026	Deposit from batch 19710	19710 - Payabli Credit Card	869	\$200.00
02/24/2026	02/24/2026	Deposit from batch 19714	19714 - Payabli Credit Card	870	\$200.00
02/24/2026	02/25/2026	Deposit from batch 19640	19640 - Online Payment	866	\$310.00
02/25/2026	02/25/2026	Deposit from batch 19727	19727 - Payabli Credit Card	873	\$200.00
02/25/2026	02/25/2026	Deposit from batch 19728	19728 - Payabli Credit Card	874	\$200.00
02/25/2026	02/26/2026	Deposit from batch 19693	19693 - Online Payment	871	\$400.00
02/26/2026	02/12/2026	Deposit from batch 19721	19721 - Auto Payment	872	\$600.00
02/26/2026	02/26/2026	Deposit from batch 19717	19717 - Online Payment	875	\$400.00
02/26/2026	02/26/2026	Deposit from batch 19720	19720 - Scanned Checks	876	\$200.00
02/26/2026	02/27/2026	Deposit from batch 19737	19737 - Payabli Credit Card	878	\$400.00
02/27/2026	02/27/2026	Deposit from batch 19745	19745 - Payabli Credit Card	881	\$200.00
02/28/2026	02/27/2026	Deposit from batch 19740	19740 - Auto Payment	880	\$200.00
03/02/2026	02/09/2026	Deposit from batch 19765	19765 - Payabli Credit Card	884	\$400.00
03/03/2026	02/24/2026	Deposit from batch 19762	19762 - Auto Payment	883	\$1,200.00
				Total Cleared Credits	\$21,731.56
Debits					
02/02/2026	02/03/2026	PMI Scioto Metro		0	(\$458.82)
02/02/2026	02/03/2026	PMI Scioto Metro		0	(\$1,266.90)
02/05/2026	02/05/2026	South Central Power Company		0	(\$67.00)
02/05/2026	02/05/2026	South Central Power Company		0	(\$48.00)
02/05/2026	02/25/2026	Fairfield County Treasurer		1039	(\$11.18)
02/13/2026	02/17/2026	Stat Integrated Technologies Inc		0	(\$1,730.00)
02/13/2026	02/19/2026	Jackson Brandel		1042	(\$657.96)
02/13/2026	02/19/2026	Anthony Black		1043	(\$100.88)
02/13/2026	02/20/2026	Williams & Strohm		1041	(\$414.00)
02/13/2026	02/23/2026	Beth A. Allen		1040	(\$85.64)
02/15/2026	02/18/2026	Transfer to SouthState Bank - Reserve 5800			(\$1,000.00)
02/20/2026	02/26/2026	PMI Scioto Metro		1045	(\$150.00)
02/27/2026	02/26/2026	Return- No Account/Unable to Locate	19735 - Move or Return Paymer	0	(\$200.00)
				Total Cleared Debits	(\$6,190.38)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 33,580.87
Uncleared Items:	(\$514.03)
Adjusted Balance:	\$ 34,094.90
Bank Ending Balance:	\$ 34,094.90
Difference:	\$-



Bank Account Reconciliation

Melrose HOA

SouthState Bank - Reserve 5800 (End: 02/28/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/15/2026	02/18/2026	Transfer from SouthState Bank - Operating 22			\$1,000.00
02/27/2026	02/27/2026	Interest			\$2.25
				Total Cleared Credits	\$1,002.25
Debits					
02/13/2026	02/19/2026	Tree King Tree Services, Inc.		1001	(\$4,611.60)
				Total Cleared Debits	(\$4,611.60)

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 2,022.08
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,022.08
Bank Ending Balance:	\$ 2,022.08
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
Anthony Black								
02/13/2026	20251119	11/19/2025	02/12/2026	Paid (check)		\$100.88		\$ -
			Stacey Menefee				Payment Type: Check	
	64-5749-00 - Signage Repairs/Maintenance				\$100.88			
Anthony Black Total:						\$ 100.88	\$	0.00
Beth A. Allen								
02/13/2026	20251125	11/25/2025	02/12/2026	Paid (check)		\$85.64		-
			Stacey Menefee				Payment Type: Check	
	63-5420-00 - Holiday Lights				\$85.64			
Beth A. Allen Total:						\$ 85.64	\$	0.00
Fairfield County Treasurer								
02/05/2026	041-04286-00	01/01/2026	02/04/2026	Paid (check)		\$1.86		-
			Stacey Menefee				Payment Type: Check	
	51-5050-00 - Taxes & Fees				\$1.86			
02/05/2026	041-05297-00	02/19/2026	02/04/2026	Paid (check)		\$7.00		-
			Stacey Menefee				Payment Type: Check	
	51-5050-00 - Taxes & Fees				\$7.00			
02/05/2026	041-05298-00	02/19/2026	02/04/2026	Paid (check)		\$0.94		-
			Stacey Menefee				Payment Type: Check	
	51-5050-00 - Taxes & Fees				\$0.94			
02/05/2026	041-05296-00	02/19/2026	02/04/2026	Paid (check)		\$1.38		-
			Stacey Menefee				Payment Type: Check	
	51-5050-00 - Taxes & Fees				\$1.38			
Fairfield County Treasurer Total:						\$ 11.18	\$	0.00
Jackson Brandel								
02/13/2026	20260125	01/25/2026	02/12/2026	Paid (check)		\$657.96		-
			Stacey Menefee				Payment Type: Check	
	63-5470-00 - Snow / Ice Management				\$90.00			
	63-5420-00 - Holiday Lights				\$148.23			
	64-5749-00 - Signage Repairs/Maintenance				\$169.73			
	51-5085-00 - Amazon Gift Cards (5)				\$250.00			
Jackson Brandel Total:						\$ 657.96	\$	0.00
Scioto Metro LLC - Management Module Only								
02/02/2026	10829	02/01/2026	02/02/2026	Paid (ACH)		\$1,266.90		-
			Holly Birchler				Payment Type: ACH	
	50-5000-00 - Management Fee				\$1,266.90			
02/02/2026	10888	02/01/2026	02/02/2026	Paid (ACH)		\$458.82		-
			Holly Birchler				Payment Type: ACH	

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH064				\$10.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH148				\$10.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH226				\$25.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH226				(\$25.00)		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH336				\$20.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH336				\$10.00		
	51-5055-00 - Mgmt - Document Storage - Document Storage				\$5.00		
	50-5010-00 - Reimburse - CINC Mailings - Standard Mailings				\$391.44		
	50-5010-00 - Reimburse - Payments - Payment Processing				\$9.00		
	50-5010-00 - Reimburse - LetterStream Mailings - Other Mailings				\$3.38		
Scioto Metro LLC - Management Module Only Total:						\$ 1,725.72	\$ 0.00
South Central Power Company							
02/05/2026	20260205-339667	01/20/2026	03/09/2026	Paid (EFT)		\$67.00	-
			Holly Birchler			Payment Type: EFT	
	58-5500-00 - Electricity				\$67.00		
02/05/2026	20260205-376530	01/20/2026	03/09/2026	Paid (EFT)		\$48.00	-
			Holly Birchler			Payment Type: EFT	
	58-5500-00 - Electricity				\$48.00		
South Central Power Company Total:						\$ 115.00	\$ 0.00
Stat Integrated Technologies Inc							
02/13/2026	1324313	02/02/2026	02/12/2026	Paid (ACH)		\$1,730.00	-
			Stacey Menefee			Payment Type: ACH	
	63-6000-00 - Lake/Pond Maintenance				\$1,730.00		
Stat Integrated Technologies Inc Total:						\$ 1,730.00	\$ 0.00
Tree King Tree Services, Inc.							
02/13/2026	27051	02/09/2026	02/12/2026	Paid (check)		\$4,611.60	-
			Stacey Menefee			Payment Type: Check	
	80-0000-00 - Tree Removals/Pruning				\$4,611.60		
02/25/2026	27050	02/09/2026	02/24/2026	Paid (check)		\$2,594.03	-
			Stacey Menefee			Payment Type: Check	
	63-5421-00 - Trees/Shrubs				\$2,594.03		
Tree King Tree Services, Inc. Total:						\$ 7,205.63	\$ 0.00
Williams & Strohm							
02/13/2026	545	02/03/2026	02/12/2026	Paid (check)		\$414.00	-
			Stacey Menefee			Payment Type: Check	
	54-5110-00 - Legal Collections				\$414.00		
Williams & Strohm Total:						\$ 414.00	\$ 0.00
Melrose HOA 15 Invoice(s) Totaling:						\$ 12,046.01	\$ 0.00
GRAND 15 Invoice(s) Totaling:						\$12,046.01	\$ 0.00



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

Invoice Number	10829
Invoice Date	02/01/2026

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)						
02/01/2026	Monthly Fee	1.00	\$1,266.90	\$1,266.90	\$0.00	\$1,266.90
Management Fee (Monthly Fee) Total				\$1,266.90	\$0.00	\$1,266.90
MH - Melrose HOA Total				\$1,266.90	\$0.00	\$1,266.90

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

INVOICE # 545

February 3, 2026

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
1/16/2026 LW Prepare demand letters - \$138 each	0.00	414.00
For professional services rendered	<u>0.00</u>	<u>\$414.00</u>
Balance due		<u><u>\$414.00</u></u>

Payment due upon receipt; does not include payments made after February 3, 2026

TREE KING TREE SERVICES, INC.

PO BOX 1328
PATASKALA, OH 43062

740-927-4291

Invoice

Date	Invoice #
2/9/2026	27051

Bill To
Melrose HOA PMI Scioto Metro 1355 King Ave, Ste 200 Columbus, OH 43212

Terms	Due Date
Due on receipt	2/19/2026

Description	Amount
(Item #1 Locust (Honey)) Prune 25 Honeylocusts - remove deadwood 1.5 inches and greater; remove low suckers and some suckers throughout canopies; raise for approximately 15 feet of ground clearance Please submit payment to Tree King Tree Services, Inc. PO Box 1328 Pataskala, OH 43062 If you want to pay by credit card, send an email to tinaslone@treekinginc.com . We will email you a link and you can pay online with your credit card. Or call the office 740-927-4291	4,320.00T
Please remit payment by the due date.	Sales Tax (6.75%) \$291.60
	Balance Due \$4,611.60

TREE KING TREE SERVICES, INC.

PO BOX 1328

PATASKALA, OH 43062

740-927-4291

Invoice

Date	Invoice #
2/9/2026	27050

Bill To
Melrose HOA PMI Scioto Metro 1355 King Ave, Ste 200 Columbus, OH 43212

Terms	Due Date
Due on receipt	2/19/2026

Description	Amount
(Item #1 Locust (Honey)) Prune 8 Honeylocusts - remove deadwood 1.5 inches and greater; raise for 12 to 15 feet of ground clearance; remove low suckers and some suckers throughout canopies	1,710.00T
(Item #4 Pine) Prune 2 Pines - raise for approximately 12 feet of ground clearance (emphasis over the sidewalk and road)	270.00T
(Item #6 Pine) Prune 4 Pines - raise for approximately 10 feet of ground clearance	450.00T

Please submit payment to
Tree King Tree Services, Inc.
PO Box 1328
Pataskala, OH 43062

If you want to pay by credit card, send an email to tinaslone@treekinginc.com.
We will email you a link and you can pay online with your credit card.
Or call the office 740-927-4291

Please remit payment by the due date.	Sales Tax (6.75%)	\$164.03
	Balance Due	\$2,594.03

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	Melrose Homeowners Association of Pickerington INC
Member Name	Tony Black
Member Address	742 McLeod Parc Pickerington Ohio 43147
Member Email	hydroa41@yahoo.com
Member Phone	614.402.3474

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	11/19/25	Fast Signs	three (3) Double sided yards signs	100.88
2				
3				
4				
5				
TOTAL REIMBURSEMENT				100.88

INSTRUCTIONS

- Complete your information in the **Member Information** section.
- For the **Reimbursement Information** section, enter **one line per receipt provided**, including: Date of Purchase, Payee Name (i.e. Store), Description of Expense, & Amount.
- Email the completed form **with all receipt copies attached** to ap@pmisciotometro.com.

TERMS

- Requests not considered complete without this form completed in full and **all receipts attached**.
- Reimbursements are subject to **Board approval**.
- Normal processing time is **payment within 30 days** of submission.
- Payments will be issued via **check to the Member Address provided**.

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	Melrose Homeowners Association of Pickerington INC
Member Name	Beth Allen
Member Address	757 McLeod Parc Pickerington Ohio 43147
Member Email	bab91981@gmail.com
Member Phone	6149056861

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	11/25/2021	Amazon	403 Ft Heceltt Christmas lights outdoor	30.95
2	11/25/25	Walmart	Misc. Christmas decor outdoor	54.69
3				
4				
5				
TOTAL REIMBURSEMENT				85.64

INSTRUCTIONS

- Complete your information in the **Member Information** section.
- For the **Reimbursement Information** section, enter **one line per receipt provided**, including: Date of Purchase, Payee Name (i.e. Store), Description of Expense, & Amount.
- Email the completed form **with all receipt copies attached** to ap@pmisciotometro.com.

TERMS

- Requests not considered complete without this form completed in full and **all receipts attached**.
- Reimbursements are subject to **Board approval**.
- Normal processing time is **payment within 30 days** of submission.
- Payments will be issued via **check to the Member Address provided**.

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	
Member Name	
Member Address	
Member Email	
Member Phone	

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1				
2				
3				
4				
5				
			TOTAL REIMBURSEMENT	

INSTRUCTIONS

- Complete your information in the **Member Information** section.
- For the **Reimbursement Information** section, enter **one line per receipt provided**, including: Date of Purchase, Payee Name (i.e. Store), Description of Expense, & Amount.
- Email the completed form **with all receipt copies attached** to ap@pmisciotometro.com.

TERMS

- Requests not considered complete without this form completed in full and **all receipts attached**.
- Reimbursements are subject to **Board approval**.
- Normal processing time is **payment within 30 days** of submission.
- Payments will be issued via **check to the Member Address provided**.



Invoice

Customer #: 17283
Invoice #: 1324313
Printed: 2/2/2026

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

Service Address
Melrose HOA
Attention: Stacey Menefee
742 McLeod Park
Pickerington, OH 43147
Bus.

Res. (614) 581-7043

PO #:

March 2026 Charge 3/1/2026 \$1,730.00 \$0.00 \$1,730.00

POND MANAGEMENT PROGRAM
INCLUDES MUCKBIOTIC PELLETS

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 #: 1324313



Cust # 17283

AQUA DOC - Columbus

255 Enterprise Dr
Lewis Center, Ohio 43035

Please Remit: \$1,730.00

Printed: 2/2/2026



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2025 REAL ESTATE TAX

DUE DATE 2/19/2026
"NOTICE"- CLOSED
Drive-Thru located at 135 W. Chestnut St.
will be CLOSED FOR REPAIRS this
Collection.

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

45864 1 AB 0.641
 MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 132 260
 INC
 C/O PMI SCIOTO METRO
 1355 KING AVE STE 200
 COLUMBUS OH 43212-2270



PARCEL ID: 041-05297-00

As of 1/1/2025 OWNER NAME: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE SEC 6 / RESERVE B ACRES: 2.1100

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

YNNNN

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
LAND	420	LAND	150	Non-Bus. Credit	0.082353	Gross Tax Rate	123.100000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.020588	Eff. Tax Rate	50.953488
TOTAL	420	TOTAL	150	Reduction Factor	0.586081		
CAUV LAND	0						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Fairfield County	1.05	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	18.46
Violet Twp In Corp	1.26				Reduction Factor	-10.82
Pickerington Lsd	3.74				Subtotal	7.64
Pickerington-City	0.56				Non Business Credit	-0.64
Eastland Jvs	0.27				Owner Occupancy Credit	0.00
Pickerington Public Library	0.09				Homestead Reduction	0.00
Fairfield Co Park District	0.03				Current Net Real Estate Taxes	7.00
					Current Net Taxes & Asmts(YEAR)	7.00
					Current Net Taxes & Asmts(HALF)	3.50
		TOTAL	0.00	0.00		
TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/19/2026 CLOSED Holidays 1/19/2026 & 2/16/2026 Delinquent taxes are subject to tax lien sale DRIVE-THRU SERVICE CLOSED FOR REPAIRS THIS COLLECTION					FULL YEAR	7.00
					Payments / Credits	0.00
					HALF YEAR	\$3.50
					FULL YEAR	\$7.00

3 **FIRST HALF 2025** **TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE**
 Make Checks Payable to:
FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 19, 2026
PLEASE USE BLUE OR BLACK INK ONLY



CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1355 KING AVE STE 200 COLUMBUS OH 43212	CHECK _____ MO/CC _____ CASH _____ TAX _____ CHANGE _____	PARCEL: 041-05297-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE		HALF YEAR: <input type="checkbox"/> \$3.50 FULL YEAR: <input type="checkbox"/> \$7.00

0410529700000000035000000007004



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2025 REAL ESTATE TAX

DUE DATE 2/19/2026
"NOTICE"- CLOSED
Drive-Thru located at 135 W. Chestnut St.
will be CLOSED FOR REPAIRS this
Collection.

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

45864 1 AB 0.641
 MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 132 260
 INC
 C/O PMI SCIOTO METRO
 1355 KING AVE STE 200
 COLUMBUS OH 43212-2270



YNNNN



PARCEL ID: 041-05298-00

As of 1/1/2025 OWNER NAME: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE SEC 6/RESERVE C ACRES: 0.2900

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
LAND	60	LAND	20	Non-Bus. Credit	0.082353	Gross Tax Rate	123.100000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.020588	Eff. Tax Rate	50.953488
TOTAL	60	TOTAL	20	Reduction Factor	0.586081		
CAUV LAND	0						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Fairfield County	0.14	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	2.46
Violet Twp In Corp	0.17				Reduction Factor	-1.44
Pickerington Lsd	0.50				Subtotal	1.02
Pickerington-City	0.07				Non Business Credit	-0.08
Eastland Jvs	0.04				Owner Occupancy Credit	0.00
Pickerington Public Library	0.02				Homestead Reduction	0.00
Fairfield Co Park District	0.00				Current Net Real Estate Taxes	0.94
					Current Net Taxes & Asmts(YEAR)	0.94
					Current Net Taxes & Asmts(HALF)	0.47
		TOTAL	0.00	0.00		
TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/19/2026 CLOSED Holidays 1/19/2026 & 2/16/2026 Delinquent taxes are subject to tax lien sale DRIVE-THRU SERVICE CLOSED FOR REPAIRS THIS COLLECTION					FULL YEAR	0.94
					Payments / Credits	0.00
					HALF YEAR	\$0.47
					FULL YEAR	\$0.94

3 **FIRST HALF 2025**

TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE
 Make Checks Payable to:
FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 19, 2026
PLEASE USE BLUE OR BLACK INK ONLY

52726

 SEE REVERSE SIDE

CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1355 KING AVE STE 200 COLUMBUS OH 43212	CHECK _____	PARCEL: 041-05298-00
	MO/CC _____	HALF YEAR: <input type="checkbox"/> \$0.47
	CASH _____	FULL YEAR: <input type="checkbox"/> \$0.94
	TAX _____	
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE	CHANGE _____	

04105298000000000004700000000946



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2025 REAL ESTATE TAX

DUE DATE 2/19/2026
"NOTICE"- CLOSED
 Drive-Thru located at 135 W. Chestnut St.
 will be **CLOSED FOR REPAIRS** this
 Collection.

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140



45865 1 AB 0.641
 MELROSE HOMEOWNERS ASSN OF
 PICKERINTGON 132 261
 INC
 C/O PMI SCIOTO METRO
 1355 KING AVE STE 200
 COLUMBUS OH 43212-2270



PARCEL ID: 041-05296-00

As of 1/1/2025 OWNER NAME: MELROSE
 HOMEOWNERS ASSN OF PICKERINTGON INC

LEGAL DESCRIPTION: MELROSE SEC 6/RESERVE A
 ACRES: 0.4700

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
LAND	90	LAND	30	Non-Bus. Credit	0.082353	Gross Tax Rate	123.100000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.020588	Eff. Tax Rate	50.953488
TOTAL	90	TOTAL	30	Reduction Factor	0.586081		
CAUV LAND	0						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Fairfield County	0.21	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	3.70
Violet Twp In Corp	0.25				Reduction Factor	-2.18
Pickerington Lsd	0.74				Subtotal	1.52
Pickerington-City	0.11				Non Business Credit	-0.14
Eastland Jvs	0.05				Owner Occupancy Credit	0.00
Pickerington Public Library	0.02				Homestead Reduction	0.00
Fairfield Co Park District	0.00				Current Net Real Estate Taxes	1.38
					Current Net Taxes & Asmts(YEAR)	1.38
					Current Net Taxes & Asmts(HALF)	0.69
		TOTAL	0.00	0.00		
TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/19/2026 CLOSED Holidays 1/19/2026 & 2/16/2026 Delinquent taxes are subject to tax lien sale DRIVE-THRU SERVICE CLOSED FOR REPAIRS THIS COLLECTION					FULL YEAR	1.38
					Payments / Credits	0.00
					HALF YEAR	\$0.69
					FULL YEAR	\$1.38

FIRST HALF 2025

TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE
 Make Checks Payable to:

FAIRFIELD COUNTY TREASURER

PAY ON OR BEFORE February 19, 2026

PLEASE USE BLUE OR BLACK INK ONLY



SEE REVERSE SIDE

CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINTGON INC C/O PMI SCIOTO METRO 1355 KING AVE STE 200 COLUMBUS OH 43212	CHECK _____	PARCEL: 041-05296-00
	MO/CC _____	HALF YEAR: <input type="checkbox"/> \$0.69
	CASH _____	FULL YEAR: <input type="checkbox"/> \$1.38
	TAX _____	
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE	CHANGE _____	

04105296000000000006900000001389



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2025 REAL ESTATE TAX

DUE DATE 2/19/2026
"NOTICE"- CLOSED
 Drive-Thru located at 135 W. Chestnut St.
 will be **CLOSED FOR REPAIRS** this
 Collection.

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

45864 1 AB 0.641
 MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 132 260
 INC
 C/O PMI SCIOTO METRO
 1355 KING AVE STE 200
 COLUMBUS OH 43212-2270



YYNNNN



PARCEL ID: 041-04286-00

As of 1/1/2025 OWNER NAME: MELROSE
 HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE/RESERVE A
 ACRES: 0.5200

PROPERTY LOCATION: MELROSE BLVD

TAX DISTRICT: VI TWP-PI CORP PLSD

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
LAND	100	LAND	40	Non-Bus. Credit	0.082353	Gross Tax Rate	123.100000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.020588	Eff. Tax Rate	50.953488
TOTAL	100	TOTAL	40	Reduction Factor	0.586081		
CAUV LAND	0						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Fairfield County	0.28	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	4.92
Violet Twp In Corp	0.34				Reduction Factor	-2.88
Pickerington Lsd	1.00				Subtotal	2.04
Pickerington-City	0.15				Non Business Credit	-0.18
Eastland Jvs	0.07				Owner Occupancy Credit	0.00
Pickerington Public Library	0.02				Homestead Reduction	0.00
Fairfield Co Park District	0.00				Current Net Real Estate Taxes	1.86
					Current Net Taxes & Asmts(YEAR)	1.86
					Current Net Taxes & Asmts(HALF)	0.93
		TOTAL	0.00	0.00		
		TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/19/2026 CLOSED Holidays 1/19/2026 & 2/16/2026 Delinquent taxes are subject to tax lien sale <u>DRIVE-THRU SERVICE</u> CLOSED FOR REPAIRS THIS COLLECTION			FULL YEAR	1.86
					Payments / Credits	0.00
					HALF YEAR	\$0.93
					FULL YEAR	\$1.86

3 **FIRST HALF 2025**

TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE
 Make Checks Payable to:
FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 19, 2026
PLEASE USE BLUE OR BLACK INK ONLY

VISA 52724
 DISCOVER
 SEE REVERSE SIDE

CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1355 KING AVE STE 200 COLUMBUS OH 43212	CHECK _____	PARCEL: 041-04286-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE	MO/CC _____	HALF YEAR: <input type="checkbox"/> \$0.93
	CASH _____	FULL YEAR: <input type="checkbox"/> \$1.86
	TAX _____	
	CHANGE _____	