

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
SouthState Bank - Operating Acct	\$18,553.72	\$0.00	\$18,553.72
<b>Total: CASH - OPERATING</b>	<b>\$18,553.72</b>	<b>\$0.00</b>	<b>\$18,553.72</b>
<b>CASH - RESERVE</b>			
SouthState Bank - Reserve	\$0.00	\$5,631.43	\$5,631.43
<b>Total: CASH - RESERVE</b>	<b>\$0.00</b>	<b>\$5,631.43</b>	<b>\$5,631.43</b>
<b>Total: Assets</b>	<b>\$18,553.72</b>	<b>\$5,631.43</b>	<b>\$24,185.15</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessment	\$19,580.01	\$0.00	\$19,580.01
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$19,580.01</b>	<b>\$0.00</b>	<b>\$19,580.01</b>
<b>EQUITY - RESERVE</b>			
Retained Earnings - Reserve	\$0.00	\$11,063.39	\$11,063.39
<b>Total: EQUITY - RESERVE</b>	<b>\$0.00</b>	<b>\$11,063.39</b>	<b>\$11,063.39</b>
<b>EQUITY - OPERATING</b>			
Retained Earnings - Operating	\$4,029.47	\$0.00	\$4,029.47
<b>Total: EQUITY - OPERATING</b>	<b>\$4,029.47</b>	<b>\$0.00</b>	<b>\$4,029.47</b>
Net Income Gain/Loss	\$0.00	(\$5,431.96)	(\$5,431.96)
Net Income Gain/Loss	(\$5,055.76)	\$0.00	(\$5,055.76)
<b>Total: Liabilities &amp; Equity</b>	<b>\$18,553.72</b>	<b>\$5,631.43</b>	<b>\$24,185.15</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 Regular Assessment	\$ 200.00	\$ 6,633.33	(\$ 6,433.33)	\$ 200.00	\$ 6,633.33	(\$ 6,433.33)	\$ 79,600.00
<b>Total ASSESSMENT INCOME</b>	\$ 200.00	\$ 6,633.33	(\$ 6,433.33)	\$ 200.00	\$ 6,633.33	(\$6,433.33)	\$ 79,600.00
<b>OTHER INCOME</b>							
4610-00 Violation Fee Income	400.00	-	400.00	400.00	-	400.00	-
4801-00 Mgmt Admin Fee - Delinquency	50.00	-	50.00	50.00	-	50.00	-
<b>Total OTHER INCOME</b>	\$ 450.00	\$ -	\$ 450.00	\$ 450.00	\$ -	\$450.00	\$ -
<b>Total OPERATING INCOME</b>	\$ 650.00	\$ 6,633.33	(\$ 5,983.33)	\$ 650.00	\$ 6,633.33	(\$ 5,983.33)	\$ 79,600.00
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,266.90	1,266.90	-	1,266.90	1,266.90	-	15,202.80
5005-00 Office Supplies/Expense	-	8.33	8.33	-	8.33	8.33	100.00
5006-00 Mgmt Admin Fees	210.00	-	( 210.00)	210.00	-	( 210.00)	-
5010-00 Mailings	44.80	159.58	114.78	44.80	159.58	114.78	1,915.00
5020-00 Printing	-	4.17	4.17	-	4.17	4.17	50.00
<b>Total ADMINISTRATIVE EXPENSES</b>	\$ 1,521.70	\$ 1,438.98	(\$ 82.72)	\$ 1,521.70	\$ 1,438.98	(\$82.72)	\$ 17,267.80
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	-	-	-	500.00
5055-00 Document Storage	5.00	401.00	396.00	5.00	401.00	396.00	456.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5170-00 Website Expenses	-	-	-	-	-	-	600.00
<b>Total OTHER ADMINISTRATIVE</b>	\$ 5.00	\$ 401.00	\$ 396.00	\$ 5.00	\$ 401.00	\$396.00	\$ 1,806.00
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	-	-	-	-	-	1,555.00
<b>Total INSURANCE EXPENSES</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ 1,555.00
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total PROFESSIONAL EXPENSES</b>	\$ -	\$ 83.33	\$ 83.33	\$ -	\$ 83.33	\$83.33	\$ 1,000.00
<b>UTILITIES</b>							
5500-00 Electricity	110.00	227.50	117.50	110.00	227.50	117.50	2,730.00
<b>Total UTILITIES</b>	\$ 110.00	\$ 227.50	\$ 117.50	\$ 110.00	\$ 227.50	\$117.50	\$ 2,730.00
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	-	-	-	-	-	24,950.16
5420-00 Landscape Other	3,069.06	833.33	( 2,235.73)	3,069.06	833.33	( 2,235.73)	10,000.00
5471-00 Repairs / Upgrade	-	41.67	41.67	-	41.67	41.67	500.00
6000-00 Lake/Pond Maintenance	-	-	-	-	-	-	3,460.00
<b>Total LANDSCAPE EXPENSES</b>	\$ 3,069.06	\$ 875.00	(\$ 2,194.06)	\$ 3,069.06	\$ 875.00	(\$2,194.06)	\$ 38,910.16
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	-	360.92	360.92	-	360.92	360.92	4,331.04
<b>Total MAINTENANCE/REPAIRS</b>	\$ -	\$ 360.92	\$ 360.92	\$ -	\$ 360.92	\$360.92	\$ 4,331.04
<b>RESERVE CONTRIBUTION</b>							
8500-00 Reserve Contribution Expense	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
<b>Total RESERVE CONTRIBUTION</b>	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$-	\$ 12,000.00
<b>Total OPERATING EXPENSE</b>	\$ 5,705.76	\$ 4,386.73	(\$ 1,319.03)	\$ 5,705.76	\$ 4,386.73	(\$ 1,319.03)	\$ 79,600.00
<b>Net Income:</b>	<b>(\$ 5,055.76)</b>	<b>\$ 2,246.60</b>	<b>(\$ 7,302.36)</b>	<b>(\$ 5,055.76)</b>	<b>\$ 2,246.60</b>	<b>(\$ 7,302.36)</b>	<b>\$ 0.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>RESERVE INCOME</b>							
4900-00 Reserve Contribution Income	\$1,000.00	\$1,000.00	\$-	\$1,000.00	\$1,000.00	\$-	\$12,000.00
4910-00 Bank Interest Reserve	5.07	-	5.07	5.07	-	5.07	-
<b>Total RESERVE INCOME</b>	<b>\$1,005.07</b>	<b>\$1,000.00</b>	<b>\$5.07</b>	<b>\$1,005.07</b>	<b>\$1,000.00</b>	<b>\$5.07</b>	<b>\$12,000.00</b>
<b>Total RESERVE INCOME</b>	<b>\$1,005.07</b>	<b>\$1,000.00</b>	<b>\$5.07</b>	<b>\$1,005.07</b>	<b>\$1,000.00</b>	<b>\$5.07</b>	<b>\$12,000.00</b>
<b>RESERVE EXPENSE</b>							
<b>RESERVE EXPENSES</b>							
9000-00 Reserve - Miscellaneous	6,437.03	-	(6,437.03)	6,437.03	-	(6,437.03)	-
<b>Total RESERVE EXPENSES</b>	<b>\$6,437.03</b>	<b>\$-</b>	<b>(\$6,437.03)</b>	<b>\$6,437.03</b>	<b>\$-</b>	<b>(\$6,437.03)</b>	<b>\$-</b>
<b>Total RESERVE EXPENSE</b>	<b>\$6,437.03</b>	<b>\$-</b>	<b>(\$6,437.03)</b>	<b>\$6,437.03</b>	<b>\$-</b>	<b>(\$6,437.03)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>(\$5,431.96)</b>	<b>\$1,000.00</b>	<b>(\$6,431.96)</b>	<b>(\$5,431.96)</b>	<b>\$1,000.00</b>	<b>(\$6,431.96)</b>	<b>\$12,000.00</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>\$20,779.71</b>	
1/15/26 1:55 pm Holly Birchler	Tree King Tree Services, Inc. Invoice: 26977	PO Box 1328 Pataskala, OH 43062	1038	\$3,069.06
<b>SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$3,069.06</b>
<b>SouthState Bank - Reserve 5800: ***5800</b>		<b>Current Balance:</b>	<b>\$5,631.43</b>	
1/15/26 4:38 pm Holly Birchler	Tree King Tree Services, Inc. Invoice: 26976	PO Box 1328 Pataskala, OH 43062	1000	\$6,437.03
<b>SouthState Bank - Reserve 5800: ***5800 Total Check Amount Printed</b>				<b>\$6,437.03</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>2</b>	<b>\$9,506.09</b>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
01/05/2026	01/06/2026	Deposit from batch 18597	18597 - Online Payment	784	\$200.00
01/06/2026	01/06/2026	Deposit from batch 18691	18691 - Auto Payment	785	\$2.89
01/09/2026	01/12/2026	Deposit from batch 18787	18787 - Online Payment	786	\$350.00
01/12/2026	01/12/2026	Deposit from batch 18873	18873 - Payabli Credit Card	790	\$400.00
01/12/2026	01/12/2026	Deposit from batch 18814	18814 - Online Payment	787	\$600.00
01/12/2026	01/13/2026	Deposit from batch 18867	18867 - Payabli Credit Card	789	\$600.00
01/13/2026	01/12/2026	Deposit from batch 18909	18909 - Payabli Credit Card	791	\$200.00
01/13/2026	01/13/2026	Deposit from batch 18916	18916 - Payabli Credit Card	792	\$400.00
01/13/2026	01/13/2026	Deposit from batch 18917	18917 - Payabli Credit Card	793	\$400.00
01/13/2026	01/13/2026	Deposit from batch 18923	18923 - Auto Payment	795	\$62.89
01/13/2026	01/13/2026	Deposit from batch 18840	18840 - Auto Payment	788	\$200.00
01/14/2026	01/14/2026	Deposit from batch 18936	18936 - Payabli Credit Card	797	\$400.00
01/14/2026	01/20/2026	Deposit from batch 18881	18881 - Online Payment	794	\$200.00
01/15/2026	01/14/2026	Deposit from batch 18924	18924 - Auto Payment	796	\$800.00
01/15/2026	01/15/2026	Deposit from batch 18982	18982 - Payabli Credit Card	799	\$260.00
01/15/2026	01/15/2026	Deposit from batch 18925	18925 - Online Payment	798	\$200.00
01/16/2026	01/16/2026	Deposit from batch 18997	18997 - Payabli Credit Card	803	\$200.00
01/16/2026	01/16/2026	Deposit from batch 18970	18970 - Bill Pay	802	\$200.00
01/16/2026	01/20/2026	Deposit from batch 18965	18965 - Online Payment	800	\$200.00
01/17/2026	01/16/2026	Deposit from batch 18988	18988 - Auto Payment	801	\$1,600.00
01/20/2026	01/20/2026	Deposit from batch 19035	19035 - Auto Payment	805	\$2,002.89
01/20/2026	01/20/2026	Deposit from batch 19064	19064 - Payabli Credit Card	806	\$200.00
01/20/2026	01/20/2026	Deposit from batch 19071	19071 - Payabli Credit Card	807	\$200.00
01/20/2026	01/20/2026	Deposit from batch 19075	19075 - Payabli Credit Card	808	\$200.00
01/20/2026	01/21/2026	Deposit from batch 18989	18989 - Online Payment	804	\$600.00
01/21/2026	01/21/2026	Deposit from batch 19091	19091 - Auto Payment	811	\$800.00
01/21/2026	01/21/2026	Deposit from batch 19033	19033 - Online Payment	809	\$200.00
01/21/2026	01/21/2026	Deposit from batch 19085	19085 - Scanned Checks	810	\$400.00
01/21/2026	01/22/2026	Deposit from batch 19103	19103 - Payabli Credit Card	812	\$200.00
01/22/2026	01/22/2026	Deposit from batch 19108	19108 - Scanned Checks	813	\$400.00
01/22/2026	01/22/2026	Deposit from batch 19130	19130 - Payabli Credit Card	815	\$200.00
01/23/2026	01/22/2026	Deposit from batch 19123	19123 - Auto Payment	814	\$1,488.71
01/23/2026	01/23/2026	Deposit from batch 19153	19153 - Auto Payment	817	\$200.00
01/26/2026	01/26/2026	Deposit from batch 19182	19182 - Payabli Credit Card	820	\$200.00
01/26/2026	01/27/2026	Deposit from batch 19159	19159 - Online Payment	818	\$400.00
01/27/2026	01/26/2026	Deposit from batch 19172	19172 - Auto Payment	819	\$202.89
01/27/2026	01/27/2026	Deposit from batch 19190	19190 - Auto Payment	821	\$200.00
01/27/2026	01/27/2026	Deposit from batch 19191	19191 - Payabli Credit Card	822	\$200.00
01/27/2026	01/27/2026	Deposit from batch 19196	19196 - Payabli Credit Card	823	\$200.00
01/29/2026	01/28/2026	Deposit from batch 19214	19214 - Auto Payment	824	\$1,400.00
01/29/2026	01/29/2026	Deposit from batch 19237	19237 - Payabli Credit Card	826	\$200.00
01/30/2026	01/29/2026	Deposit from batch 19228	19228 - Auto Payment	825	\$600.00
01/30/2026	01/30/2026	Deposit from batch 19249	19249 - Payabli Credit Card	827	\$180.00
<b>Total Cleared Credits</b>					<b>\$18,350.27</b>

**Debits**

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
01/01/2026	01/06/2026	PMI Scioto Metro		0	(\$1,266.90)
01/06/2026	01/07/2026	South Central Power Company		0	(\$63.00)
01/06/2026	01/07/2026	South Central Power Company		0	(\$47.00)
01/13/2026	01/15/2026	PMI Scioto Metro		0	(\$259.80)
01/13/2026	01/21/2026	Tree King Tree Services, Inc.		1038	(\$3,069.06)
01/15/2026	01/20/2026	Transfer to SouthState Bank - Reserve 5800			(\$1,000.00)
				<b>Total Cleared Debits</b>	<b>(\$5,705.76)</b>

**SouthState Bank - Operating 2281 Summary**

Ending Account Balance:	\$ 18,553.72
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 18,553.72
Bank Ending Balance:	\$ 18,553.72
<hr/>	
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
01/15/2026	01/20/2026	Transfer from SouthState Bank - Operating 22			\$1,000.00
01/30/2026	01/30/2026	Interest			\$5.07
				<b>Total Cleared Credits</b>	<b>\$1,005.07</b>
<b>Debits</b>					
01/15/2026	01/22/2026	Tree King Tree Services, Inc.		1000	(\$6,437.03)
				<b>Total Cleared Debits</b>	<b>(\$6,437.03)</b>

**SouthState Bank - Reserve 5800 Summary**

Ending Account Balance:	\$ 5,631.43
Uncleared Items:	\$-
Adjusted Balance:	\$ 5,631.43
Bank Ending Balance:	\$ 5,631.43
Difference:	\$-





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

Invoice Number	10429
Invoice Date	01/01/2026

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

# TREE KING TREE SERVICES, INC.

PO BOX 1328

PATASKALA, OH 43062

740-927-4291

# Invoice

Date	Invoice #
12/22/2025	26976

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

Terms	Due Date
Due on receipt	1/1/2026

Description	Amount
(Item #1 Mulberry) Prune Mulberry - remove deadwood 1.5 inches and greater; raise for 12 feet of ground clearance	330.00T
(Item #2 Trees) Prune 16 Oaks and 1 Maple - remove deadwood 1.5 inches and greater; raise for 10 feet of ground clearance The small oak on the east end, next to the tree line just north of the sidewalk will be raised for approximately 4 to 5 feet of ground clearance	3,600.00T
(Item #3 Trees/shrubs) Remove, taking the wood and brush Small trees and shrubs in the tree line - Remove, taking the wood and brush, cutting the stump(s) low. Leave the large trees in the tree line and raise them for 8 to 10 feet of ground clearance Includes removing wood and brush already on the ground in this area.	2,100.00T
Worksite: 891 Selkirk Way Pickerington, OH 43147	

Please remit payment by the due date.	<b>Sales Tax (6.75%)</b>	\$407.03
	<b>Balance Due</b>	\$6,437.03

# TREE KING TREE SERVICES, INC.

PO BOX 1328  
PATASKALA, OH 43062

740-927-4291

# Invoice

Date	Invoice #
12/22/2025	26977

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

<b>Terms</b>	<b>Due Date</b>
Due on receipt	1/1/2026

Description	Amount
(Item #2 Stump(s)) Grind stump Stump - Grind stump(s) (mound around stump(s) and surface roots if applicable), leaving the debris.	75.00T
(Item #2 Crabapple) Remove, taking the wood and brush Crabapple (dead) - Remove, taking the wood and brush, cutting the stump(s) low.	200.00T
(Item #3 Stump(s)) Grind stump Stump - Grind stump(s) (mound around stump(s) and surface roots if applicable), leaving the debris.	225.00T
(Item #3 Pine) Remove, taking the wood and brush Pine (dead) - Remove, taking the wood and brush, cutting the stump(s) low.	800.00T
(Item #5 Stump(s)) Grind stump 2 Stumps - Grind stump(s) (mound around stump(s) and surface roots if applicable), leaving the debris.	275.00T
(Item #5 Pine) Remove, taking the wood and brush 2 Pines (dead) - Remove, taking the wood and brush, cutting the stump(s) low.	1,300.00T
Worksite: 891 Selkirk Way Pickerington, OH 43147	

Please remit payment by the due date.	<b>Sales Tax (6.75%)</b>	\$194.06
	<b>Balance Due</b>	\$3,069.06