pmi Scioto Metro

Balance Sheet

Melrose HOA

End Date: 10/31/2025

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	$13,714.11	$0.00	$13,714.11
Total: CASH - OPERATING	**$13,714.11**	**$0.00**	**$13,714.11**
CASH - RESERVE			
SouthState Bank - Reserve	$0.00	$9,718.79	$9,718.79
Total: CASH - RESERVE	**$0.00**	**$9,718.79**	**$9,718.79**
Total: Assets	**$13,714.11**	**$9,718.79**	**$23,432.90**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	$1,763.73	$0.00	$1,763.73
Total: CURRENT LIABILITIES - OPERATING	**$1,763.73**	**$0.00**	**$1,763.73**
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	$6,701.37	$6,701.37
Net Income Gain/Loss	$10,495.64	$0.00	$10,495.64
Total: Liabilities & Equity	**$13,714.11**	**$9,718.79**	**$23,432.90**

pmi Scioto Metro

Income Statement - Operating

Melrose HOA

From 10/01/2025 to 10/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	$ 706.61	$ -	$ 706.61	$ 79,574.63	$ 79,600.00	($ 25.37)	$ 79,600.00
Total ASSESSMENT INCOME	$ 706.61	$ -	$ 706.61	$ 79,574.63	$ 79,600.00	($25.37)	$ 79,600.00
OTHER INCOME							
4520-00 Legal Fee Income	138.00	-	138.00	1,818.00	-	1,818.00	-
4600-00 Delinquent Fee Income	-	-	-	3,150.00	-	3,150.00	-
4610-00 Violation Fee Income	100.00	-	100.00	2,907.61	-	2,907.61	-
4801-00 Mgmt Admin Fee - Delinquency	70.00	-	70.00	1,290.00	-	1,290.00	-
4802-00 Mgmt Admin Fee - Collections	200.00	-	200.00	1,400.00	-	1,400.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	105.00	-	105.00	-
Total OTHER INCOME	$ 508.00	$ -	$ 508.00	$ 10,670.61	$ -	$10,670.61	$ -
Total OPERATING INCOME	**$ 1,214.61**	**$ -**	**$ 1,214.61**	**$ 90,245.24**	**$ 79,600.00**	**$ 10,645.24**	**$ 79,600.00**
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	12,300.00	12,677.80	377.80	15,213.36
5001-00 Mgmt Misc	-	-	-	200.00	-	(200.00)	-
5005-00 Office Supplies/Expense	-	-	-	-	150.00	150.00	200.00
5006-00 Mgmt Admin Fees	235.00	-	(235.00)	5,400.04	-	(5,400.04)	-
5010-00 Mailings	7.74	140.00	132.26	1,593.08	1,400.00	(193.08)	1,680.00
5020-00 Printing	-	-	-	17.00	75.00	58.00	75.00
Total ADMINISTRATIVE EXPENSES	$ 1,472.74	$ 1,407.78	($ 64.96)	$ 19,510.12	$ 14,302.80	($5,207.32)	$ 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)	446.00	450.00	4.00	450.00
5081-00 Meeting Expense	-	-	-	-	250.00	250.00	250.00
5087-00 Social/Activities Expense	-	-	-	200.00	225.00	25.00	300.00
5170-00 Website Expenses	-	-	-	-	250.00	250.00	250.00
Total OTHER ADMINISTRATIVE	$ 5.00	$ -	($ 5.00)	$ 1,082.20	$ 1,625.00	$542.80	$ 1,700.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	1,375.00	1,440.00	65.00	1,375.00	1,440.00	65.00	1,440.00
5088-00 Owner Reimbursement - Office Expenses	-	-	-	723.59	-	(723.59)	-
Total INSURANCE EXPENSES	$ 1,375.00	$ 1,440.00	$ 65.00	$ 2,098.59	$ 1,440.00	($658.59)	$ 1,440.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	(858.00)	-	858.00	849.50	2,250.00	1,400.50	3,000.00
5110-00 Legal Collections	1,518.00	-	(1,518.00)	2,784.00	-	(2,784.00)	-
5152-00 Audit/Tax Preparation	-	-	-	260.00	300.00	40.00	300.00
Total PROFESSIONAL EXPENSES	$ 660.00	$ -	($ 660.00)	$ 3,893.50	$ 2,550.00	($1,343.50)	$ 3,300.00
UTILITIES							
5500-00 Electricity	331.00	291.67	(39.33)	2,317.00	2,916.70	599.70	3,500.00
Total UTILITIES	$ 331.00	$ 291.67	($ 39.33)	$ 2,317.00	$ 2,916.70	$599.70	$ 3,500.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	$4,375.81	$2,035.00	($2,340.81)	$16,732.17	$20,350.00	$3,617.83	$24,420.00
5420-00 Landscape Other	565.40	-	(565.40)	5,939.49	-	(5,939.49)	-
5470-00 Snow / Ice Management	-	-	-	80.00	-	(80.00)	-
5471-00 Repairs / Upgrade	-	-	-	650.00	-	(650.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	5,225.50	5,643.50	418.00	5,643.50
Total LANDSCAPE EXPENSES	$4,941.21	$2,035.00	($2,906.21)	$28,627.16	$25,993.50	($2,633.66)	$30,063.50
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	-	-	-	-	350.00	350.00	350.00
5455-00 Lighting Maintenance / Repair	-	-	-	14,797.00	13,053.14	(1,743.86)	13,053.14
5752-00 General Maintenance / Repair	232.33	-	(232.33)	232.33	500.00	267.67	500.00
6763-00 Fountain Maintenance / Repair	525.00	525.00	-	525.00	525.00	-	525.00
Total MAINTENANCE/REPAIRS	$757.33	$525.00	($232.33)	$15,554.33	$14,428.14	($1,126.19)	$14,428.14
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	666.67	666.67	-	6,666.70	6,666.70	-	8,000.00
Total RESERVE CONTRIBUTION	$666.67	$666.67	$-	$6,666.70	$6,666.70	$-	$8,000.00
Total OPERATING EXPENSE	**$10,208.95**	**$6,366.12**	**($3,842.83)**	**$79,749.60**	**$69,922.84**	**($9,826.76)**	**$79,600.00**
Net Income:	**($8,994.34)**	**($6,366.12)**	**($2,628.22)**	**$10,495.64**	**$9,677.16**	**$818.48**	**$0.00**

pmi Scioto Metro

Income Statement - Reserve

Melrose HOA

From 10/01/2025 to 10/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	$666.67	$666.67	$-	$6,666.70	$6,666.70	$-	$8,000.00
4910-00 Bank Interest Reserve	5.17	-	5.17	34.67	-	34.67	-
Total RESERVE INCOME	$671.84	$666.67	$5.17	$6,701.37	$6,666.70	$34.67	$8,000.00
Total RESERVE INCOME	**$671.84**	**$666.67**	**$5.17**	**$6,701.37**	**$6,666.70**	**$34.67**	**$8,000.00**
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	-	-	-	-	4,681.25	4,681.25	4,681.25
Total RESERVE EXPENSES	$-	$-	$-	$-	$4,681.25	$4,681.25	$4,681.25
Total RESERVE EXPENSE	**$0.00**	**$-**	**$-**	**$-**	**$4,681.25**	**$4,681.25**	**$4,681.25**
Net Reserve:	**$671.84**	**$666.67**	**$5.17**	**$6,701.37**	**$1,985.45**	**$4,715.92**	**$3,318.75**

pmi Scioto Metro

Check Print Log

Melrose HOA

From 10/1/2025 To 10/31/2025

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		**Current Balance:**	**$12,084.37**	
10/3/25 1:41 pm **Holly Birchler**	Jackson Brandel Invoice: 20250825	891 Selkirk Way Pickerington, OH 43147	1034	$184.99
10/14/25 3:39 pm **Holly Birchler**	Williams & Strohm Invoice: 20251001	2 Miranova Pl #380 Columbus, OH 43215	1035	$660.00
10/25/25 10:04 am **Holly Birchler**	Jackson Brandel Invoice: 20251004	891 Selkirk Way Pickerington, OH 43147	1036	$47.34
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				**$892.33**
Melrose HOA Total Check(s) & Amount Printed			**3**	**$892.33**

Bank Account Reconciliation

Melrose HOA

SouthState Bank - Operating 2281 (End: 10/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
10/21/2025		Deposit from batch 17176	17176 - Auto Payment	763	$2.89
10/24/2025		Jackson Brandel		1036	($47.34)
			Total Uncleared		**($44.45)**
Cleared Items					
Credits					
10/06/2025	10/07/2025	Deposit from batch 16820	16820 - Online Payment	759	$200.00
10/07/2025	10/07/2025	Deposit from batch 16906	16906 - Payabli Credit Card	760	$730.00
10/09/2025	10/20/2025	Deposit from batch 16915	16915 - Auto Payment	761	$2.89
10/10/2025	10/10/2025	Deposit from batch 16964	16964 - Auto Payment	762	$2.89
10/22/2025	10/22/2025	Deposit from batch 17257	17257 - Scanned Checks	764	$346.61
10/29/2025	10/29/2025	Deposit from batch 17454	17454 - Auto Payment	768	$2.89
11/05/2025	10/08/2025	Deposit from batch 17556	17556 - Auto Payment	769	$2.89
			Total Cleared Credits		**$1,288.17**
Debits					
10/01/2025	10/02/2025	PMI Scioto Metro		0	($1,230.00)
10/01/2025	10/02/2025	PMI Scioto Metro		0	($247.74)
10/03/2025	10/15/2025	Jackson Brandel		1034	($184.99)
10/06/2025	10/07/2025	South Central Power Company		0	($19.00)
10/07/2025	10/09/2025	Yardmaster of Columbus Inc		0	($1,807.74)
10/07/2025	10/09/2025	Yardmaster of Columbus Inc		0	($565.40)
10/08/2025	10/07/2025	South Central Power Company		0	($312.00)
10/10/2025	10/09/2025	Return - Insufficient Funds	16944 - Move or Return Paymer	0	($200.00)
10/10/2025	10/21/2025	Williams & Strohm		1035	($660.00)
10/11/2025	10/17/2025	Transfer to SouthState Bank - Reserve 5800			($666.67)
10/14/2025	10/16/2025	Yardmaster of Columbus Inc		0	($513.51)
10/24/2025	10/27/2025	Philadelphia Insurance Companies		0	($1,375.00)
10/28/2025	10/29/2025	Stat Integrated Technologies Inc		0	($525.00)
10/28/2025	10/29/2025	Yardmaster of Columbus Inc		0	($975.66)
10/28/2025	10/29/2025	Yardmaster of Columbus Inc		0	($1,078.90)
			Total Cleared Debits		**($10,361.61)**

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	$	13,717.00
Uncleared Items:	($	44.45)
Adjusted Balance:	$	13,761.45
Bank Ending Balance:	$	13,761.45
Difference:	$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
10/11/2025	10/17/2025	Transfer from SouthState Bank - Operating 22			$666.67
10/31/2025	10/31/2025	Interest			$5.17
			Total Cleared Credits		**$671.84**

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	$ 9,718.79
Uncleared Items:	$-
Adjusted Balance:	$ 9,718.79
Bank Ending Balance:	$ 9,718.79
Difference:	$-

pmi Scioto Metro

Invoice List

Melrose HOA
Invoice Status - Paid
Paid Date: 10/1/2025 - 10/31/2025
Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
Jackson Brandel							
10/03/2025	20250825	08/25/2025	10/02/2025 Stacey Menefee	Paid (check)		$184.99 **Payment Type:** Check	$ -
	64-5752-00 - General Maintenance / Repair				$184.99		
10/24/2025	20251004	10/04/2025	10/24/2025 Stacey Menefee	Paid (check)		$47.34 **Payment Type:** Check	-
	64-5752-00 - General Maintenance / Repair				$47.34		
				Jackson Brandel Total:		**$ 232.33**	**$ 0.00**
Philadelphia Insurance Companies							
10/24/2025	20251029	10/21/2025	10/23/2025 Stacey Menefee	Paid (EFT)		$1,375.00 **Payment Type:** EFT	-
	52-5045-00 - Insurance Expense				$1,375.00		
				Philadelphia Insurance Companies Total:		**$ 1,375.00**	**$ 0.00**
Scioto Metro LLC - Management Module Only							
10/01/2025	9199	10/01/2025	10/01/2025 Holly Birchler	Paid (ACH)		$1,230.00 **Payment Type:** ACH	-
	50-5000-00 - Management Fee				$1,230.00		
10/01/2025	9236	10/01/2025	10/01/2025 Holly Birchler	Paid (ACH)		$247.74 **Payment Type:** ACH	-
	50-5006-00 - Admin Fee - Bank Return - Account - MH187				$60.00		
	50-5006-00 - Admin Fee - Bank Return - Account - MH187				($60.00)		
	50-5006-00 - Admin Fee - Collections Filing - Account - MH057				$100.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH057				$30.00		
	50-5006-00 - Admin Fee - Delinquency Handling - Account - MH057				$30.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH057				$25.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH057				$25.00		
	50-5006-00 - Admin Fee - Delinquent Fees - Account - MH057				$25.00		
	51-5055-00 - Mgmt - Document Storage - Document Storage				$5.00		
	50-5010-00 - Reimburse - Payments - Payment Processing				$3.75		
	50-5010-00 - Reimburse - CINC Mailings - Standard Mailings				$3.99		
				Scioto Metro LLC - Management Module Only Total:		**$ 1,477.74**	**$ 0.00**
South Central Power Company							
10/06/2025	20251006-339667	09/19/2025	10/08/2025 Stacey Menefee	Paid (EFT)		$19.00 **Payment Type:** EFT	-
	58-5500-00 - Electricity				$19.00		
10/08/2025	20251008-376530	09/19/2025	10/08/2025 Stacey Menefee	Paid (EFT)		$312.00 **Payment Type:** EFT	-
	58-5500-00 - Electricity				$312.00		
				South Central Power Company Total:		**$ 331.00**	**$ 0.00**
Stat Integrated Technologies Inc							
10/28/2025	1289385	10/16/2025	10/26/2025 Stacey Menefee	Paid (ACH)		$525.00 **Payment Type:** ACH	-
	64-6763-00 - Fountain Maintenance / Repair				$525.00		

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
				Stat Integrated Technologies Inc Total:		**$ 525.00**	**$ 0.00**
Williams & Strohm							
10/10/2025	20251001	10/01/2025	10/09/2025 Stacey Menefee	Paid (check)		$660.00 **Payment Type:** Check	$ -
	54-5110-00 - Legal Collections				$138.00		
	54-5100-00 - Legal General				$522.00		
				Williams & Strohm Total:		**$ 660.00**	**$ 0.00**
Yardmaster of Columbus Inc							
10/07/2025	126679	09/12/2025	10/02/2025 Stacey Menefee	Paid (ACH)		$1,807.74 **Payment Type:** ACH	-
	63-5400-00 - Landscape/Grounds Contract				$1,807.74		
10/07/2025	126894	09/23/2025	10/02/2025 Stacey Menefee	Paid (ACH)		$565.40 **Payment Type:** ACH	-
	63-5420-00 - Landscape Other				$565.40		
10/14/2025	127342	10/06/2025	10/09/2025 Stacey Menefee	Paid (ACH)		$513.51 **Payment Type:** ACH	-
	63-5400-00 - Landscape/Grounds Contract				$513.51		
10/28/2025	127466	10/14/2025	10/26/2025 Stacey Menefee	Paid (ACH)		$975.66 **Payment Type:** ACH	-
	63-5400-00 - Landscape/Grounds Contract				$975.66		
10/28/2025	127508	10/21/2025	10/26/2025 Stacey Menefee	Paid (ACH)		$1,078.90 **Payment Type:** ACH	-
	63-5400-00 - Landscape/Grounds Contract				$1,078.90		
				Yardmaster of Columbus Inc Total:		**$ 4,941.21**	**$ 0.00**
				Melrose HOA 14 Invoice(s) Totaling:		**$ 9,542.28**	**$ 0.00**
				GRAND 14 Invoice(s) Totaling:		**$9,542.28**	**$ 0.00**

MEMBER REIMBURSEMENT REQUEST

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

MEMBER INFORMATION

Association Name	Melrose HOA
Member Name	Jackson Brandel
Member Address	891 Selkirk Way
Member Email	jacksondbrandel@gmail.com
Member Phone	6145817043

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	8.25.25	SmartSign	No Soliciting Sign with Graphic (3) & Post Attachemtn Kit (3)	184.99
2				
3				
4				
5				
			TOTAL REIMBURSEMENT	184.99

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.**

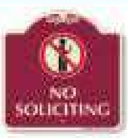
A SmartSign Store
203 JAY ST, STE 800,
Brooklyn, NY 11201
Billing: (718) 797-1900 x117
Sales: (800) 952-1457

Invoice

Questions? Call (888) 343-3771

Bill To	Ship To
jackson brandel 891 Selkirk Way Pickerington, OH 43147 Phone: 614 581 7043 Email: jacksondbrandel@gmail.com	jackson brandel 891 Selkirk Way Pickerington, OH 43147 United States Phone: 614 581 7043

Terms: **Due on Receipt** Order No.: RTS-350852 Date: August 24, 2025 Ship by: Regular Ground

		Item Description	Unit Price	Qty.	Amount
1.		No Soliciting With Graphic Color: Burgundy Reversed Size: 18" x 18" Part #: DZ-18x18 - HTC Code: 8310.00.0000 Shipped via: UPS ground Tracking #: 1Z59F27F0380324000	$45.8300/Sign Package: 1 Sign	3 Signs	$137.49
2.		Post Attachment Kit - 2 Bolts for Heavy Duty Posts and 2 Bolts for Economy Posts Size: 2.5" x 0.3125" Part #: K-KIT2 - HTC Code: 8302.49.6085 Shipped via: UPS ground Tracking #: 1Z59F27F0380324000	$1.9420/Kit Package: 1 Kit	3 Kits	$5.83

The amount shown on this invoice are in **US Dollars**.

Please make checks payable to **SmartSign** and mail to the following address:
Xpressmyself.Com LLC
P.O. Box # 24599
New York, NY 10087

If you will be sending remittances via overnight express mail, please remit to:
JPMorgan Chase - Lockbox Processing
Attn: Xpressmyself.com LLC & 24599
4 Chase Metrotech Center
7th floor East
Brooklyn, NY 11245

Product Subtotal :	$143.32
Shipping Charges:	$29.98
Tax:	$11.69
Order Total (in US Dollars):	$184.99
Payments:	$184.99
Outstanding Amount:	$0.00

PAID IN FULL

MEMBER REIMBURSEMENT REQUEST

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

MEMBER INFORMATION

Association Name	Melrose Homeowoners Association
Member Name	Jackson Brandel - President
Member Address	891 Selkirk Way
Member Email	jacksondbrandel@gmail.com
Member Phone	6145817043

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	10.4.25	Menards	Cedartone Endpost (3) @ $15.78 each	47.34
2				
3				
4				
5				
			TOTAL REIMBURSEMENT	47.34

cn=Jackson Brandel, o=Melrose Homeowners Association, Inc., ou=President, email=jacksondbrandel@gmail.com, c=US
2025.10.16 08:03:12 -04'00'

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.**

MENARDS - COLUMBUS E
6800 E. Broad Street
Columbus, OH 43213

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 01/04/26

If you have questions regarding the charges on your receipt, please email us at:
COLEfrontend@menards.com

Sale Transaction

SACHS UNSALTED IN SHELL			
5738892	3 @6.99	20.97	NT
WVSR CEDARTONE END POST		SB	
1731025	3 @15.78	47.34	
MENARD REBATE NO: 6376091013		8.47-	

Remaining Balance: $0.00

TOTAL	59.84
TAX FRANKLIN-OH 8%	3.32
TOTAL SALE	63.16
CHASE VISA 6624	63.16

Auth Code:00233D
Contactless
a0000000031010
ARQC - ead7fdb60f2457e1

TOTAL NUMBER OF ITEMS = 7

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:
3732

GUEST COPY

The Cardholder acknowledges receipt of goods/services in the total amount shown hereon and agrees to pay the card issuer according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

SB = Special order items may be refunded at Menards sole discretion with a 25% restocking fee.

See menards.com for return policy details

THANK YOU, YOUR CASHIER, Paisley

Invoice

Yardmaster of Columbus, Inc
6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW

Purchase Order	Invoice No	Date
	126679	9/12/2025

Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice

Job Name	Salesperson
Melrose HOA	4003

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

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
012 Mow / Trim / Blow Property	1	9/2/2025	1.00	Each	$465.00	$465.00
058 Weed Control-Post-Chem - Bed/Tree	1	9/2/2025	1.00	Each	$47.00	$47.00
012 Mow / Trim / Blow Property	1	9/9/2025	1.00	Each	$465.00	$465.00
006 Lawn Application - Late Summer	1	9/10/2025	1.00	Each	$660.00	$660.00
Environmental yardwaste disposal fee	1	9/10/2025	1.00		$12.28	$12.28
Fuel Surcharge	1	9/10/2025	1.00		$24.55	$24.55

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com

WWW.YARDMASTER.COM

Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 126679

*Name on card:*________________________

*Card #*________________________

*Expiration date:*__________ *CWS Code:*________
3 digit code from back of card

*Signature:*________________________

Subtotal	$1,673.83
Taxable	$1,673.83
Tax	$133.91
Payments	$0.00
Total	$1,807.74

Enhancing Property Beyond Clients' Expectations

Thank You. We Appreciate Your Business

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

Invoice			
Purchase Order		**Invoice No**	**Date**
		126894	9/23/2025
Job Number	**Page**	**Account No**	**Terms**
128031 / 1	1	838107	Email Invoice
Job Name		**Salesperson**	
Melrose HOA		4003	

Yardmaster of Columbus, Inc
6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW

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

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
058 Weed Control-Post-Chem - Bed/Tree	1	9/22/2025	1.00	Each	$47.00	$47.00
012 Mow / Trim / Blow Property	1	9/22/2025	1.00	Each	$465.00	$465.00
000 Environmental yardwaste disposal fee	1	9/22/2025	1.00		$3.84	$3.84
00 Fuel Surcharge	1	9/22/2025	1.00		$7.68	$7.68

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com

WWW.YARDMASTER.COM

Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 126894

*Name on card:*____________________________

*Card #*____________________________

*Expiration date:*__________ *CWS Code:*________
3 digit code from back of card

*Signature:*____________________________

Subtotal	$523.52
Taxable	$523.52
Tax	$41.88
Payments	$0.00
Total	$565.40

Enhancing Property Beyond Clients' Expectations

Thank You. We Appreciate Your Business

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

Invoice

Yardmaster of Columbus, Inc
6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW

Purchase Order	Invoice No	Date
	127342	10/6/2025

Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice

Job Name	Salesperson
Melrose HOA	4003

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

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
012 Mow / Trim / Blow Property	1	9/29/2025	1.00	Each	$465.00	$465.00
000 Environmental yardwaste disposal fee	1	9/29/2025	1.00		$3.49	$3.49
00 Fuel Surcharge	1	9/29/2025	1.00		$6.98	$6.98

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com

WWW.YARDMASTER.COM

Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 127342

*Name on card:*____________________

*Card #*____________________

*Expiration date:*__________ *CWS Code:*________
3 digit code from back of card

*Signature:*____________________

Subtotal	$475.47
Taxable	$475.47
Tax	$38.04
Payments	$0.00
Total	$513.51

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

Enhancing Property Beyond Clients' Expectations

Thank You. We Appreciate Your Business

Yardmaster of Columbus, Inc

6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW

Invoice

Purchase Order	Invoice No	Date
	127466	10/14/2025

Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice

Job Name	Salesperson
Melrose HOA	4003

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

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
026 Prune Shrubs-Fall	1	10/6/2025	1.00	Each	$418.50	$418.50
012 Mow / Trim / Blow Property	1	10/6/2025	1.00	Each	$465.00	$465.00
Environmental yardwaste disposal fee	1	10/6/2025	1.00		$6.63	$6.63
Fuel Surcharge	1	10/6/2025	1.00		$13.26	$13.26

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com

WWW.YARDMASTER.COM

Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 127466

*Name on card:*______________________________

*Card #*______________________________

*Expiration date:*______________ *CWS Code:*__________
3 digit code from back of card

*Signature:*______________________________

Subtotal	$903.39
Taxable	$903.39
Tax	$72.27
Payments	$0.00
Total	$975.66

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

Enhancing Property Beyond Clients' Expectations

Thank You. We Appreciate Your Business

Yardmaster of Columbus, Inc
6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW*

Invoice

Purchase Order	Invoice No	Date
	127508	10/21/2025

Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice

Job Name	Salesperson
Melrose HOA	4003

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

For:
Melrose HOA
742 McLeod Parc
Pickerington OH 43147

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
012 Mow / Trim / Blow Property	1	10/13/2025	1.00	Each	$465.00	$465.00
012 Mow / Trim / Blow Property	1	10/20/2025	1.00	Each	$465.00	$465.00
058 Weed Control-Post-Chem - Bed/Tree	1	10/20/2025	1.00	Each	$47.00	$47.00
Environmental yardwaste disposal fee	1	10/20/2025	1.00		$7.33	$7.33
Fuel Surcharge	1	10/20/2025	1.00		$14.65	$14.65

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com

Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 127508

*Name on card:*______________________

*Card #*______________________

*Expiration date:*____________ *CWS Code:*________
3 digit code from back of card

*Signature:*______________________

Subtotal	$998.98
Taxable	$998.98
Tax	$79.92
Payments	$0.00
Total	$1,078.90

WWW.YARDMASTER.COM

Enhancing Property Beyond Clients' Expectations

Thank You. We Appreciate Your Business

Remit To:
Yardmaster of Columbus, Inc.
PO Box 6353
Hermitage, PA 16148
Phone: 614-863-4510

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

October 1, 2025

Professional Services

			Hrs/Rate	Amount
9/15/2025	JK	Review declaration and draft letter to Finns regarding non-compliant fence. --904 Carron Circle --Finn	1.40 275.00/hr	385.00
9/16/2025	JK	Revise letter to owner and emailed and mailed copy to address. Finn Carron Circle.	0.20 275.00/hr	55.00
9/22/2025	LW	Prepare demand letter - Andrachek, John & Michele - 847 Elgin Circle	0.00	138.00
9/25/2025	JK	Review emails from owner related to fence issue; email owners; draft email to Board. Finn -- Fence Matter	0.30 275.00/hr	82.50
		For professional services rendered	1.90	$660.50
		Balance due		$660.50

Payment due upon receipt; does not include payments made afterOctober 3, 2025

Invoice Number	9199
Invoice Date	10/01/2025

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

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)					
10/01/2025	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

AQUA DOC - LAKE & POND MANAGEMENT

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

Customer #: 17283
Invoice #: 1289385
Printed: 10/16/2025

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

Bus.
Res. (614) 581-7043

PO #:

October 2025 Charge	10/1/2025	$525.00	$0.00	$525.00

FOUNTAIN WINTER PROTECTION PROGRAM

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

AQUA DOC - LAKE & POND MANAGEMENT

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 #: 1289385

Cust # 17283

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

Please Remit: $525.00

Printed: 10/16/2025

PHILADELPHIA
INSURANCE COMPANIES
A Member of the Tokio Marine Group

service@phly.com 877-438-7459
Lines open Monday to Friday: 8:30am - 8:00pm EST

October Invoice

Melrose Homeowners Association
Account number [redacted]

Invoice number: 2008661730 Date: 10/08/2025

$1,375.00
ACH / Check Total

$1,416.25
Credit Card Total*
*Includes Convenience Fee

Amount reflects both Past Due and Current Balance

Please pay $1,375.00

Visit **PHLY.com/myphly** to pay your invoice online by Electronic Funds Transfer (EFT).

Or detach the coupon on the last page and return with check made payable to:
Philadelphia Insurance Companies
PO Box 70251
Philadelphia PA 19176-0251

Or call 877-438-7459 to make a single credit card or EFT payment

Managing your policy

For coverage questions, policy changes or claims please contact your agent at:

B&A HOA Book
608-242-4100

To pay your invoice online or update your details access your account at **PHLY.com/myphly**

Balance breakdown

Amount	Due date
$1,375.00	10/29/2025
$0.00	Past due Pay immediately
$1,375.00	**Total due**

*The following states are excluded from credit fees: CT, MA and RI

96 1 MB 0.672 E0068 I0270 D4584326895 S3 P4296322 0002:0004