

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$5,318.41	\$0.00	\$5,318.41
Total: CASH - OPERATING	\$5,318.41	\$0.00	\$5,318.41
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$3,017.42	\$3,017.42
Total: CASH - RESERVE	\$0.00	\$3,017.42	\$3,017.42
Total: Assets	\$5,318.41	\$3,017.42	\$8,335.83
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$1,515.17	\$0.00	\$1,515.17
Total: CURRENT LIABILITIES - OPERATING	\$1,515.17	\$0.00	\$1,515.17
EQUITY - OPERATING			
Retained Earnings - Operating	\$17,855.31	\$0.00	\$17,855.31
Total: EQUITY - OPERATING	\$17,855.31	\$0.00	\$17,855.31
Net Income Gain/Loss	\$0.00	\$3,017.42	\$3,017.42
Net Income Gain/Loss	(\$14,052.07)	\$0.00	(\$14,052.07)
Total: Liabilities & Equity	\$5,318.41	\$3,017.42	\$8,335.83

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$150.00	\$-	\$150.00	\$64,646.29	\$59,700.00	\$4,946.29	\$59,700.00
Total ASSESSMENT INCOME	\$150.00	\$-	\$150.00	\$64,646.29	\$59,700.00	\$4,946.29	\$59,700.00
OTHER INCOME							
4520-00 Legal Fee Income	-	-	-	3,087.45	-	3,087.45	-
4570-00 Miscellaneous Income	-	-	-	300.00	-	300.00	-
4600-00 Delinquent Fee Income	50.00	-	50.00	2,849.04	-	2,849.04	-
4610-00 Violation Fee Income	150.00	-	150.00	1,287.39	-	1,287.39	-
4801-00 Mgmt Admin Fee - Delinquency	40.00	-	40.00	1,380.00	-	1,380.00	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	1,180.00	-	1,180.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	35.00	-	35.00	-
Total OTHER INCOME	\$240.00	\$-	\$240.00	\$10,118.88	\$-	\$10,118.88	\$-
Total OPERATING INCOME	\$390.00	\$-	\$390.00	\$74,765.17	\$59,700.00	\$15,065.17	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	14,770.20	14,770.20	-	14,770.20
5001-00 Mgmt Misc	-	-	-	20.00	-	(20.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	480.00	480.00	480.00
5006-00 Mgmt Admin Fees	200.00	-	(200.00)	4,125.00	-	(4,125.00)	-
5010-00 Mailings	39.73	185.00	145.27	1,426.99	2,220.00	793.01	2,220.00
5020-00 Printing	-	-	-	16.80	75.00	58.20	75.00
Total ADMINISTRATIVE EXPENSES	\$1,470.58	\$1,455.85	(\$14.73)	\$20,358.99	\$17,545.20	(\$2,813.79)	\$17,545.20
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	405.68	425.00	19.32	425.00
5055-00 Document Storage	5.00	-	(5.00)	434.00	-	(434.00)	-
5081-00 Meeting Expense	-	-	-	225.00	-	(225.00)	-
5085-00 Misc Admin Expense	-	-	-	207.07	-	(207.07)	-
5087-00 Social/Activities Expense	-	100.00	100.00	125.91	1,200.00	1,074.09	1,200.00
5170-00 Website Expenses	-	9.67	9.67	142.05	116.00	(26.05)	116.00
Total OTHER ADMINISTRATIVE	\$5.00	\$109.67	\$104.67	\$1,539.71	\$1,741.00	\$201.29	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	1,967.44	1,039.08	(928.36)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$1,967.44	\$1,039.08	(\$928.36)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	150.00	150.00	1,417.00	1,800.00	383.00	1,800.00
5110-00 Legal Collections	-	-	-	3,087.45	-	(3,087.45)	-
5152-00 Audit/Tax Preparation	-	-	-	250.00	300.00	50.00	300.00
Total PROFESSIONAL EXPENSES	\$-	\$150.00	\$150.00	\$4,754.45	\$2,100.00	(\$2,654.45)	\$2,100.00
UTILITIES							
5500-00 Electricity	234.00	208.33	(25.67)	2,755.00	2,500.00	(255.00)	2,500.00
Total UTILITIES	\$234.00	\$208.33	(\$25.67)	\$2,755.00	\$2,500.00	(\$255.00)	\$2,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	\$-	\$1,935.00	\$1,935.00	\$18,252.80	\$23,220.00	\$4,967.20	\$23,220.00
5420-00 Landscape Other	-	-	-	16,921.07	-	(16,921.07)	-
5430-00 Front Entrance / Mulch / Cleaning	-	-	-	194.00	-	(194.00)	-
5470-00 Snow / Ice Management	-	-	-	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	3,831.00	3,295.00	(536.00)	3,295.00
Total LANDSCAPE EXPENSES	\$-	\$1,935.00	\$1,935.00	\$39,228.87	\$26,515.00	(\$12,713.87)	\$26,515.00
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	-	-	-	341.99	-	(341.99)	-
5455-00 Lighting Maintenance / Repair	-	-	-	5,230.00	-	(5,230.00)	-
5752-00 General Maintenance / Repair	-	140.00	140.00	5,740.79	1,734.72	(4,006.07)	1,734.72
5780-00 Exterior Pressure Washing / Other	-	-	-	900.00	-	(900.00)	-
6763-00 Fountain Maintenance / Repair	-	-	-	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$-	\$140.00	\$140.00	\$12,212.78	\$2,259.72	(\$9,953.06)	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	6,000.00	6,000.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$6,000.00	\$6,000.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$2,209.58	\$4,585.44	\$2,375.86	\$88,817.24	\$59,700.00	(\$29,117.24)	\$59,700.00
Net Income:	(\$1,819.58)	(\$4,585.44)	\$2,765.86	(\$14,052.07)	\$0.00	(\$14,052.07)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$500.00	\$500.00	\$-	\$6,000.00	\$6,000.00	\$-	\$6,000.00
4910-00 Bank Interest Reserve	1.62	-	1.62	17.42	-	17.42	-
Total RESERVE INCOME	\$501.62	\$500.00	\$1.62	\$6,017.42	\$6,000.00	\$17.42	\$6,000.00
Total RESERVE INCOME	\$501.62	\$500.00	\$1.62	\$6,017.42	\$6,000.00	\$17.42	\$6,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	-	-	-	3,000.00	-	(3,000.00)	-
Total RESERVE EXPENSES	\$-	\$-	\$-	\$3,000.00	\$-	(\$3,000.00)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$3,000.00	\$-	(\$3,000.00)	\$-
Net Reserve:	\$501.62	\$500.00	\$1.62	\$3,017.42	\$6,000.00	(\$2,982.58)	\$6,000.00

Date Printed	Vendor Name	Address	Check Number	Amount
Printed By	Check Description			

Current Balance:

Total Check Amount Printed

Total Check(s) & Amount Printed

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
12/02/2024	12/02/2024	Deposit from batch 11385	11385 - Auto Payment	520	\$2.89
12/05/2024	12/03/2024	Deposit from batch 11407	11407 - Auto Payment	521	\$235.00
12/10/2024	12/10/2024	Deposit from batch 11467	11467 - Auto Payment	522	\$2.89
12/16/2024	12/16/2024	Deposit from batch 11574	11574 - Revo-Credit Card	523	\$220.00
12/17/2024	12/17/2024	Deposit from batch 11581	11581 - Auto Payment	524	\$2.89
12/20/2024	12/23/2024	Deposit from batch 11611	11611 - Online Payment	525	\$170.00
12/23/2024	12/23/2024	Deposit from batch 11644	11644 - Auto Payment	526	\$2.89
12/30/2024	12/30/2024	Deposit from batch 11695	11695 - Auto Payment	527	\$452.89
Total Cleared Credits					\$1,089.45
Debits					
11/25/2024	12/04/2024	Environmental Management Inc		1015	(\$862.41)
12/02/2024	12/03/2024	PMI Scioto Metro		0	(\$1,230.85)
12/03/2024	12/04/2024	PMI Scioto Metro		0	(\$244.73)
12/05/2024	12/06/2024	South Central Power Company		0	(\$234.00)
12/10/2024	12/11/2024	Transfer to SouthState Bank - Reserve 5800			(\$500.00)
Total Cleared Debits					(\$3,071.99)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 5,318.41
Uncleared Items:	\$-
Adjusted Balance:	\$ 5,318.41
Bank Ending Balance:	\$ 2,969.91
Difference:	\$2,348.50

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
12/10/2024	12/11/2024	Transfer from SouthState Bank - Operating			\$500.00
		22			
12/31/2024	12/31/2024	Interest			\$1.62
Total Cleared Credits					\$501.62

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 3,017.42
Uncleared Items:	\$-
Adjusted Balance:	\$ 3,017.42
Bank Ending Balance:	\$ 3,017.42
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
Scioto Metro LLC - Management Module Only							
12/02/2024	5318	12/01/2024	12/02/2024	Paid (ACH)		\$1,230.85	\$ -
			Adrian Birchler			Payment Type: ACH	
12/03/2024	5345	12/01/2024	12/02/2024	Paid (ACH)		\$244.73	-
			Holly Girard			Payment Type: ACH	
Scioto Metro LLC - Management Module Only Total:						\$ 1,475.58	\$ 0.00
South Central Power Company							
12/05/2024	20241205-376530	11/20/2024	12/02/2024	Paid (EFT)		\$234.00	-
			Adrian Birchler			Payment Type: EFT	
South Central Power Company Total:						\$ 234.00	\$ 0.00
Melrose HOA 3 Invoice(s) Totaling:						\$ 1,709.58	\$ 0.00
GRAND 3 Invoice(s) Totaling:						\$1,709.58	\$ 0.00



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

Invoice Number	5318
Invoice Date	12/01/2024

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
12/01/2024	Monthly Fee	1.00	\$1,230.85	\$1,230.85	\$0.00	\$1,230.85
Management Fee (Monthly Fee) Total				\$1,230.85	\$0.00	\$1,230.85
MH - Melrose HOA Total				\$1,230.85	\$0.00	\$1,230.85