

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
SouthState Bank - Operating Acct	\$5,909.21	\$0.00	\$5,909.21
<b>Total: CASH - OPERATING</b>	<b>\$5,909.21</b>	<b>\$0.00</b>	<b>\$5,909.21</b>
<b>CASH - RESERVE</b>			
SouthState Bank - Reserve	\$0.00	\$11,063.39	\$11,063.39
<b>Total: CASH - RESERVE</b>	<b>\$0.00</b>	<b>\$11,063.39</b>	<b>\$11,063.39</b>
<b>Total: Assets</b>	<b>\$5,909.21</b>	<b>\$11,063.39</b>	<b>\$16,972.60</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessment	\$1,879.74	\$0.00	\$1,879.74
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$1,879.74</b>	<b>\$0.00</b>	<b>\$1,879.74</b>
<b>EQUITY - RESERVE</b>			
Retained Earnings - Reserve	\$0.00	\$3,017.42	\$3,017.42
<b>Total: EQUITY - RESERVE</b>	<b>\$0.00</b>	<b>\$3,017.42</b>	<b>\$3,017.42</b>
<b>EQUITY - OPERATING</b>			
Retained Earnings - Operating	\$1,454.74	\$0.00	\$1,454.74
<b>Total: EQUITY - OPERATING</b>	<b>\$1,454.74</b>	<b>\$0.00</b>	<b>\$1,454.74</b>
Net Income Gain/Loss	\$0.00	\$8,045.97	\$8,045.97
Net Income Gain/Loss	\$2,574.73	\$0.00	\$2,574.73
<b>Total: Liabilities &amp; Equity</b>	<b>\$5,909.21</b>	<b>\$11,063.39</b>	<b>\$16,972.60</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	\$ 350.00	\$ -	\$ 350.00	\$ 80,209.25	\$ 79,600.00	\$ 609.25	\$ 79,600.00
<b>Total ASSESSMENT INCOME</b>	<b>\$ 350.00</b>	<b>\$ -</b>	<b>\$ 350.00</b>	<b>\$ 80,209.25</b>	<b>\$ 79,600.00</b>	<b>\$ 609.25</b>	<b>\$ 79,600.00</b>
<b>OTHER INCOME</b>							
4520-00 Legal Fee Income	138.00	-	138.00	1,956.00	-	1,956.00	-
4600-00 Delinquent Fee Income	100.00	-	100.00	3,250.00	-	3,250.00	-
4610-00 Violation Fee Income	150.00	-	150.00	2,957.61	-	2,957.61	-
4801-00 Mgmt Admin Fee - Delinquency	60.00	-	60.00	1,360.00	-	1,360.00	-
4802-00 Mgmt Admin Fee - Collections	100.00	-	100.00	1,500.00	-	1,500.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	105.00	-	105.00	-
<b>Total OTHER INCOME</b>	<b>\$ 548.00</b>	<b>\$ -</b>	<b>\$ 548.00</b>	<b>\$ 11,128.61</b>	<b>\$ -</b>	<b>\$ 11,128.61</b>	<b>\$ -</b>
<b>Total OPERATING INCOME</b>	<b>\$ 898.00</b>	<b>\$ -</b>	<b>\$ 898.00</b>	<b>\$ 91,337.86</b>	<b>\$ 79,600.00</b>	<b>\$ 11,737.86</b>	<b>\$ 79,600.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	14,760.00	15,213.36	453.36	15,213.36
5001-00 Mgmt Misc	-	-	-	200.00	-	( 200.00)	-
5005-00 Office Supplies/Expense	-	50.00	50.00	-	200.00	200.00	200.00
5006-00 Mgmt Admin Fees	20.00	-	( 20.00)	5,760.04	-	( 5,760.04)	-
5010-00 Mailings	36.06	140.00	103.94	1,686.77	1,680.00	( 6.77)	1,680.00
5020-00 Printing	-	-	-	17.00	75.00	58.00	75.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$ 1,286.06</b>	<b>\$ 1,457.78</b>	<b>\$ 171.72</b>	<b>\$ 22,423.81</b>	<b>\$ 17,168.36</b>	<b>(\$5,255.45)</b>	<b>\$ 17,168.36</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	436.20	450.00	13.80	450.00
5055-00 Document Storage	5.00	-	( 5.00)	456.00	450.00	( 6.00)	450.00
5081-00 Meeting Expense	-	-	-	-	250.00	250.00	250.00
5087-00 Social/Activities Expense	-	75.00	75.00	200.00	300.00	100.00	300.00
5170-00 Website Expenses	-	-	-	-	250.00	250.00	250.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$ 5.00</b>	<b>\$ 75.00</b>	<b>\$ 70.00</b>	<b>\$ 1,092.20</b>	<b>\$ 1,700.00</b>	<b>\$ 607.80</b>	<b>\$ 1,700.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	-	-	1,375.00	1,440.00	65.00	1,440.00
5088-00 Owner Reimbursement - Office Expenses	-	-	-	723.59	-	( 723.59)	-
<b>Total INSURANCE EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,098.59</b>	<b>\$ 1,440.00</b>	<b>(\$658.59)</b>	<b>\$ 1,440.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	750.00	750.00	1,014.50	3,000.00	1,985.50	3,000.00
5110-00 Legal Collections	-	-	-	2,784.00	-	( 2,784.00)	-
5152-00 Audit/Tax Preparation	-	-	-	260.00	300.00	40.00	300.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 750.00</b>	<b>\$ 750.00</b>	<b>\$ 4,058.50</b>	<b>\$ 3,300.00</b>	<b>(\$758.50)</b>	<b>\$ 3,300.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	269.00	291.63	22.63	2,907.00	3,500.00	593.00	3,500.00
<b>Total UTILITIES</b>	<b>\$ 269.00</b>	<b>\$ 291.63</b>	<b>\$ 22.63</b>	<b>\$ 2,907.00</b>	<b>\$ 3,500.00</b>	<b>\$ 593.00</b>	<b>\$ 3,500.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	\$832.63	\$2,035.00	\$1,202.37	\$18,695.60	\$24,420.00	\$5,724.40	\$24,420.00
5420-00 Landscape Other	-	-	-	7,977.56	-	(7,977.56)	-
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
<b>Total LANDSCAPE EXPENSES</b>	<b>\$832.63</b>	<b>\$2,035.00</b>	<b>\$1,202.37</b>	<b>\$32,628.66</b>	<b>\$30,063.50</b>	<b>(\$2,565.16)</b>	<b>\$30,063.50</b>
<b>MAINTENANCE/REPAIRS</b>							
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	500.00	267.67	500.00
6763-00 Fountain Maintenance / Repair	-	-	-	525.00	525.00	-	525.00
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$15,554.33</b>	<b>\$14,428.14</b>	<b>(\$1,126.19)</b>	<b>\$14,428.14</b>
<b>RESERVE CONTRIBUTION</b>							
8500-00 Reserve Contribution Expense	666.67	666.63	(0.04)	8,000.04	8,000.00	(0.04)	8,000.00
<b>Total RESERVE CONTRIBUTION</b>	<b>\$666.67</b>	<b>\$666.63</b>	<b>(\$0.04)</b>	<b>\$8,000.04</b>	<b>\$8,000.00</b>	<b>(\$0.04)</b>	<b>\$8,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,059.36</b>	<b>\$5,276.04</b>	<b>\$2,216.68</b>	<b>\$88,763.13</b>	<b>\$79,600.00</b>	<b>(\$9,163.13)</b>	<b>\$79,600.00</b>
<b>Net Income:</b>	<b>(\$2,161.36)</b>	<b>(\$5,276.04)</b>	<b>\$3,114.68</b>	<b>\$2,574.73</b>	<b>\$0.00</b>	<b>\$2,574.73</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	\$666.67	\$666.63	\$0.04	\$8,000.04	\$8,000.00	\$0.04	\$8,000.00
4910-00 Bank Interest Reserve	6.27	-	6.27	45.93	-	45.93	-
<b>Total RESERVE INCOME</b>	<b>\$672.94</b>	<b>\$666.63</b>	<b>\$6.31</b>	<b>\$8,045.97</b>	<b>\$8,000.00</b>	<b>\$45.97</b>	<b>\$8,000.00</b>
<b>Total RESERVE INCOME</b>	<b>\$672.94</b>	<b>\$666.63</b>	<b>\$6.31</b>	<b>\$8,045.97</b>	<b>\$8,000.00</b>	<b>\$45.97</b>	<b>\$8,000.00</b>
<b>RESERVE EXPENSE</b>							
<b>RESERVE EXPENSES</b>							
9000-00 Reserve - Miscellaneous	-	-	-	-	4,681.25	4,681.25	4,681.25
<b>Total RESERVE EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,681.25</b>	<b>\$4,681.25</b>	<b>\$4,681.25</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,681.25</b>	<b>\$4,681.25</b>	<b>\$4,681.25</b>
<b>Net Reserve:</b>	<b>\$672.94</b>	<b>\$666.63</b>	<b>\$6.31</b>	<b>\$8,045.97</b>	<b>\$3,318.75</b>	<b>\$4,727.22</b>	<b>\$3,318.75</b>



**Check Print Log**

Melrose HOA

From 12/1/2025 To 12/31/2025

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank - Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$4,842.31</b>	
12/1/25 4:46 pm Holly Birchler	Williams & Strohm Invoice: 20251101	2 Miranova Pl #380 Columbus, OH 43215	1037	\$165.00
<b>SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$165.00</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>1</b>	<b>\$165.00</b>



**Bank Account Reconciliation**

Melrose HOA

SouthState Bank - Operating 2281 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
12/01/2025	12/02/2025	Deposit from batch 17994	17994 - Online Payment	775	\$60.00
12/03/2025	12/03/2025	Deposit from batch 18056	18056 - Scanned Checks	777	\$718.00
12/03/2025	12/04/2025	Deposit from batch 18045	18045 - Online Payment	776	\$60.00
12/05/2025	12/16/2025	Deposit from batch 18115	18115 - Auto Payment	778	\$2.89
12/10/2025	12/10/2025	Deposit from batch 18192	18192 - Auto Payment	779	\$2.89
12/17/2025	12/30/2025	Deposit from batch 18298	18298 - Auto Payment	780	\$2.89
12/23/2025	12/23/2025	Deposit from batch 18454	18454 - Auto Payment	781	\$2.89
12/30/2025	12/31/2025	Deposit from batch 18517	18517 - Online Payment	782	\$60.00
12/31/2025	12/04/2025	Deposit from batch 18538	18538 - Auto Payment	783	\$2.89
<b>Total Cleared Credits</b>					<b>\$912.45</b>
<b>Debits</b>					
11/20/2025	12/19/2025	Williams & Strohm		1037	(\$165.00)
12/01/2025	12/02/2025	PMI Scioto Metro		0	(\$61.06)
12/01/2025	12/02/2025	PMI Scioto Metro		0	(\$1,230.00)
12/08/2025	12/09/2025	Yardmaster of Columbus Inc		0	(\$728.84)
12/08/2025	12/09/2025	Yardmaster of Columbus Inc		0	(\$103.79)
12/09/2025	12/09/2025	South Central Power Company		0	(\$59.00)
12/09/2025	12/09/2025	South Central Power Company		0	(\$210.00)
12/11/2025	12/18/2025	Transfer to SouthState Bank - Reserve 5800			(\$666.67)
<b>Total Cleared Debits</b>					<b>(\$3,224.36)</b>

**SouthState Bank - Operating 2281 Summary**

Ending Account Balance:	\$ 5,909.21
Uncleared Items:	\$ -
Adjusted Balance:	\$ 5,909.21
Bank Ending Balance:	\$ 5,909.21
Difference:	\$ -

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
12/11/2025	12/18/2025	Transfer from SouthState Bank - Operating 22			\$666.67
12/31/2025	12/31/2025	Interest			\$6.27
				<b>Total Cleared Credits</b>	<b>\$672.94</b>

**SouthState Bank - Reserve 5800 Summary**

Ending Account Balance:	\$ 11,063.39
Uncleared Items:	\$-
Adjusted Balance:	\$ 11,063.39
Bank Ending Balance:	\$ 11,063.39
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due	
<b>Scioto Metro LLC - Management Module Only</b>									
12/01/2025	10081	12/01/2025	12/01/2025	Paid (ACH)		\$1,230.00		\$ -	
			Holly Birchler				<b>Payment Type: ACH</b>		
			50-5000-00 - Management Fee		\$1,230.00				
12/01/2025	10121	12/01/2025	12/01/2025	Paid (ACH)		\$61.06		-	
			Holly Birchler				<b>Payment Type: ACH</b>		
			50-5006-00 - Admin Fee - Delinquency Handling - Account - MH184		\$10.00				
			50-5010-00 - Reimburse - Payments - Payment Processing		\$8.75				
			50-5010-00 - Reimburse - CINC Mailings - Standard Mailings		\$27.31				
			50-5006-00 - Admin Fee - Delinquency Handling - Account - MH184		\$10.00				
			51-5055-00 - Mgmt - Document Storage - Document Storage		\$5.00				
			<b>Scioto Metro LLC - Management Module Only Total:</b>				<b>\$ 1,291.06</b>	<b>\$</b>	<b>0.00</b>
<b>South Central Power Company</b>									
12/09/2025		12/09/2025	01/05/2026	Paid (EFT)		\$59.00		-	
			Holly Birchler				<b>Payment Type: EFT</b>		
			58-5500-00 - Electricity		\$59.00				
12/09/2025		12/09/2025	01/05/2026	Paid (EFT)		\$210.00		-	
			Holly Birchler				<b>Payment Type: EFT</b>		
			58-5500-00 - Electricity		\$210.00				
			<b>South Central Power Company Total:</b>				<b>\$ 269.00</b>	<b>\$</b>	<b>0.00</b>
<b>Yardmaster of Columbus Inc</b>									
12/08/2025	128280	11/19/2025	12/04/2025	Paid (ACH)		\$103.79		-	
			Stacey Menefee				<b>Payment Type: ACH</b>		
			63-5400-00 - Landscape/Grounds Contract		\$103.79				
12/08/2025	128297	11/21/2025	12/04/2025	Paid (ACH)		\$728.84		-	
			Stacey Menefee				<b>Payment Type: ACH</b>		
			63-5400-00 - Landscape/Grounds Contract		\$728.84				
			<b>Yardmaster of Columbus Inc Total:</b>				<b>\$ 832.63</b>	<b>\$</b>	<b>0.00</b>
			<b>Melrose HOA 6 Invoice(s) Totaling:</b>				<b>\$ 2,392.69</b>	<b>\$</b>	<b>0.00</b>
			<b>GRAND 6 Invoice(s) Totaling:</b>				<b>\$2,392.69</b>	<b>\$</b>	<b>0.00</b>



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

Invoice Number	10081
Invoice Date	12/01/2025

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
<b>Management Fee (Monthly Fee)</b>						
12/01/2025	Monthly Fee	1.00	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,230.00</b>	<b>\$0.00</b>	<b>\$1,230.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,230.00</b>	<b>\$0.00</b>	<b>\$1,230.00</b>



**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

Invoice			
Purchase Order		Invoice No	Date
		128280	11/19/2025
Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		4003	

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
058 Weed Control-Post-Chem - Bed/Tree	1	11/13/2025	1.00	Each	\$47.00	\$47.00
060 Hand Weeding - Bed/Tree	1	11/13/2025	1.00	Each	\$47.00	\$47.00
Environmental yardwaste disposal fee	1	11/13/2025	1.00		\$0.70	\$0.70
00 Fuel Surcharge	1	11/13/2025	1.00		\$1.40	\$1.40

**To pay by credit card please complete this form and email Angie at [acordell@yardmaster.com](mailto: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](mailto:acordell@yardmaster.com)**



WWW.YARDMASTER.COM

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

**Job Name:** 128031 Melrose HOA # 128280

**Name on card:** \_\_\_\_\_

**Card #** \_\_\_\_\_

**Expiration date:** \_\_\_\_\_ **CWS Code:** \_\_\_\_\_  
3 digit code from back of card

**Signature:** \_\_\_\_\_

Subtotal	\$96.10
Taxable	\$96.10
Tax	\$7.69
Payments	\$0.00
<b>Total</b>	<b>\$103.79</b>

**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\*\***

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

**For:**  
 Melrose HOA  
 742 McLeod Parc  
 Pickerington OH 43147

Invoice			
Purchase Order		Invoice No	Date
		128297	11/21/2025
Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		4003	

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
007 Lawn Application - Fall	1	11/19/2025	1.00	Each	\$660.00	\$660.00
Environmental yardwaste disposal fee	1	11/19/2025	1.00		\$4.95	\$4.95
Fuel Surcharge	1	11/19/2025	1.00		\$9.90	\$9.90

**To pay by credit card please complete this form and email Angie at [acordell@yardmaster.com](mailto: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](mailto:acordell@yardmaster.com)**



WWW.YARDMASTER.COM

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

**Job Name:** 128031 Melrose HOA # 128297

**Name on card:** \_\_\_\_\_

**Card #** \_\_\_\_\_

**Expiration date:** \_\_\_\_\_ **CWS Code:** \_\_\_\_\_  
3 digit code from back of card

**Signature:** \_\_\_\_\_

Subtotal	\$674.85
Taxable	\$674.85
Tax	\$53.99
Payments	\$0.00
<b>Total</b>	<b>\$728.84</b>

**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*