

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 04/30/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	88,089.58
Total Operating/Reserve	88,089.58
Total Cash	88,089.58
TOTAL ASSETS	88,089.58
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	187.50
Total Liabilities	187.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	46,318.47
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	87,902.08
TOTAL LIABILITIES & CAPITAL	88,089.58

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Apr 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	10,850.00
Violation Fines	0.00
Late Fees	825.00
Legal fee Income	0.00
Total Income	11,675.00
Total Operating Income	11,675.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Total Administration	1,074.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,513.95
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Total Landscaping and Groundskeeping	2,513.95
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	74.00
Trash	0.00
Total Utilities	74.00
Total Operating Expense	3,661.95
NOI - Net Operating Income	8,013.05
Total Income	11,675.00
Total Expense	3,661.95
Net Income	8,013.05

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Apr 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	10,850.00	0.00	10,850.00	0.00%	55,625.00	59,100.00	-3,475.00	-5.88%	59,100.00
Late Fees	825.00	0.00	825.00	0.00%	2,025.00	0.00	2,025.00	0.00%	0.00
Total Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Total Operating Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	400.00	400.00	0.00	0.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	828.00	166.68	-661.32	-396.76%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	3,468.00	3,468.00	0.00	0.00%	10,404.00
Real Estate Taxes	0.00	0.00	0.00	0.00%	398.58	90.00	-308.58	-342.87%	90.00
Total Administration	1,074.00	908.67	-165.33	-18.19%	5,094.58	5,524.68	430.10	7.79%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,513.95	1,666.67	-847.28	-50.84%	2,513.95	6,666.68	4,152.73	62.29%	20,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond & Fountain Maintenance	0.00	0.00	0.00	0.00%	1,125.00	3,600.00	2,475.00	68.75%	3,600.00
Total Landscaping and Groundskeeping	2,513.95	1,666.67	-847.28	-50.84%	3,638.95	20,766.68	17,127.73	82.48%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Electrical / Lighting Repair	0.00	0.00	0.00	0.00%	2,315.00	0.00	-2,315.00	0.00%	0.00
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,315.00	2,500.00	185.00	7.40%	2,500.00
Utilities									
Electric	74.00	102.50	28.50	27.80%	308.00	410.00	102.00	24.88%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	74.00	102.50	28.50	27.80%	283.00	410.00	127.00	30.98%	1,230.00
Total Operating Expense	3,661.95	2,677.84	-984.11	-36.75%	11,331.53	34,201.36	22,869.83	66.87%	55,624.00
Total Operating Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Total Operating Expense	3,661.95	2,677.84	-984.11	-36.75%	11,331.53	34,201.36	22,869.83	66.87%	55,624.00
NOI - Net Operating Income	8,013.05	-2,677.84	10,690.89	399.24%	46,318.47	24,898.64	21,419.83	86.03%	3,476.00
Total Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Total Expense	3,661.95	2,677.84	-984.11	-36.75%	11,331.53	34,201.36	22,869.83	66.87%	55,624.00
Net Income	8,013.05	-2,677.84	10,690.89	399.24%	46,318.47	24,898.64	21,419.83	86.03%	3,476.00