

## Balance Sheet Report

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

As of: 08/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	75,216.80
<b>Total Operating/Reserve</b>	<b>75,216.80</b>
<b>Total Cash</b>	<b>75,216.80</b>
TOTAL ASSETS	<b>75,216.80</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	225.00
<b>Total Liabilities</b>	<b>225.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	33,408.19
Calculated Prior Years Retained Earnings	20,704.17
<b>Total Capital</b>	<b>74,991.80</b>
TOTAL LIABILITIES & CAPITAL	<b>75,216.80</b>

## Profit & Loss

### Onyx Realty

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

As of: Aug 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	150.00
Violation Fines	0.00
Late Fees	50.00
Legal fee Income	0.00
<b>Total Income</b>	<b>200.00</b>
<b>Total Operating Income</b>	<b>200.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	207.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
<b>Total Administration</b>	<b>1,074.00</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	2,587.53
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>2,587.53</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	95.00
Trash	0.00
<b>Total Utilities</b>	<b>95.00</b>
<b>Total Operating Expense</b>	<b>3,756.53</b>
<b>NOI - Net Operating Income</b>	<b>-3,556.53</b>
Total Income	200.00

## Profit & Loss

Account Name	Selected Month
Total Expense	3,756.53
Net Income	<b>-3,556.53</b>

## Profit & Loss vs Budget

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

As of: Aug 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
<b>Income</b>									
<b>Income</b>									
Association Dues	150.00	0.00	150.00	0.00%	59,525.00	59,100.00	425.00	0.72%	59,100.00
Violation Fines	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	50.00	0.00	50.00	0.00%	2,850.00	0.00	2,850.00	0.00%	0.00
<b>Total Income</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00%</b>	<b>62,400.00</b>	<b>59,100.00</b>	<b>3,300.00</b>	<b>5.58%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00%</b>	<b>62,400.00</b>	<b>59,100.00</b>	<b>3,300.00</b>	<b>5.58%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	0.00	0.00	0.00%	872.20	400.00	-472.20	-118.05%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	1,681.00	333.36	-1,347.64	-404.26%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	821.04	1,400.00	578.96	41.35%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	6,936.00	6,936.00	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
Website	0.00	0.00	0.00	0.00%	297.21	0.00	-297.21	0.00%	0.00
<b>Total Administration</b>	<b>1,074.00</b>	<b>908.67</b>	<b>-165.33</b>	<b>-18.19%</b>	<b>11,006.03</b>	<b>9,159.36</b>	<b>-1,846.67</b>	<b>-20.16%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	2,587.53	1,666.67	-920.86	-55.25%	12,716.92	13,333.36	616.44	4.62%	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%	2,250.00	3,600.00	1,350.00	37.50%	3,600.00
<b>Total Landscaping and Groundskeeping</b>	<b>2,587.53</b>	<b>1,666.67</b>	<b>-920.86</b>	<b>-55.25%</b>	<b>14,966.92</b>	<b>27,433.36</b>	<b>12,466.44</b>	<b>45.44%</b>	<b>34,100.00</b>
<b>Professional Fees</b>									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>-97.00</b>	<b>5,000.00</b>	<b>5,097.00</b>	<b>101.94%</b>	<b>5,000.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Repairs and Maintenance</b>									
Building Repair	0.00	0.00	0.00	0.00%	60.86	0.00	-60.86	0.00%	0.00
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
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>2,375.86</b>	<b>2,500.00</b>	<b>124.14</b>	<b>4.97%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	95.00	102.50	7.50	7.32%	765.00	820.00	55.00	6.71%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
<b>Total Utilities</b>	<b>95.00</b>	<b>102.50</b>	<b>7.50</b>	<b>7.32%</b>	<b>740.00</b>	<b>820.00</b>	<b>80.00</b>	<b>9.76%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>3,756.53</b>	<b>2,677.84</b>	<b>-1,078.69</b>	<b>-40.28%</b>	<b>28,991.81</b>	<b>44,912.72</b>	<b>15,920.91</b>	<b>35.45%</b>	<b>55,624.00</b>
Total Operating Income	200.00	0.00	200.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Operating Expense	3,756.53	2,677.84	-1,078.69	-40.28%	28,991.81	44,912.72	15,920.91	35.45%	55,624.00
<b>NOI - Net Operating Income</b>	<b>-3,556.53</b>	<b>-2,677.84</b>	<b>-878.69</b>	<b>-32.81%</b>	<b>33,408.19</b>	<b>14,187.28</b>	<b>19,220.91</b>	<b>135.48%</b>	<b>3,476.00</b>
Total Income	200.00	0.00	200.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Expense	3,756.53	2,677.84	-1,078.69	-40.28%	28,991.81	44,912.72	15,920.91	35.45%	55,624.00
<b>Net Income</b>	<b>-3,556.53</b>	<b>-2,677.84</b>	<b>-878.69</b>	<b>-32.81%</b>	<b>33,408.19</b>	<b>14,187.28</b>	<b>19,220.91</b>	<b>135.48%</b>	<b>3,476.00</b>