

Balance Sheet Report

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

As of: 02/28/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	56,512.03
Total Operating/Reserve	56,512.03
Total Cash	56,512.03
TOTAL ASSETS	56,512.03
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	125.00
Total Liabilities	125.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	14,803.42
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	56,387.03
TOTAL LIABILITIES & CAPITAL	56,512.03

Profit & Loss

Onyx Realty

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

As of: Feb 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	17,100.00
Violation Fines	0.00
Late Fees	650.00
Total Income	17,750.00
Total Operating Income	17,750.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	398.58
Total Administration	1,472.58
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Utilities	
Electric	77.00
Trash	-25.00
Total Utilities	52.00
Total Operating Expense	1,524.58
NOI - Net Operating Income	16,225.42
Total Income	17,750.00
Total Expense	1,524.58
Net Income	16,225.42

Profit & Loss vs Budget

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

As of: Feb 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	17,100.00	0.00	17,100.00	0.00%	17,250.00	59,100.00	-41,850.00	-70.81%	59,100.00
Late Fees	650.00	0.00	650.00	0.00%	650.00	0.00	650.00	0.00%	0.00
Total Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Total Operating Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	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%	414.00	83.34	-330.66	-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%	1,734.00	1,734.00	0.00	0.00%	10,404.00
Real Estate Taxes	398.58	0.00	-398.58	0.00%	398.58	90.00	-308.58	-342.87%	90.00
Total Administration	1,472.58	908.67	-563.91	-62.06%	2,946.58	3,707.34	760.76	20.52%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,666.67	1,666.67	100.00%	0.00	3,333.34	3,333.34	100.00%	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%	0.00	3,600.00	3,600.00	100.00%	3,600.00
Total Landscaping and Groundskeeping	0.00	1,666.67	1,666.67	100.00%	0.00	17,433.34	17,433.34	100.00%	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									
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%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	77.00	102.50	25.50	24.88%	175.00	205.00	30.00	14.63%	1,230.00
Trash	-25.00	0.00	25.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	52.00	102.50	50.50	49.27%	150.00	205.00	55.00	26.83%	1,230.00
Total Operating Expense	1,524.58	2,677.84	1,153.26	43.07%	3,096.58	28,845.68	25,749.10	89.27%	55,624.00
Total Operating Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Total Operating Expense	1,524.58	2,677.84	1,153.26	43.07%	3,096.58	28,845.68	25,749.10	89.27%	55,624.00
NOI - Net Operating Income	16,225.42	-2,677.84	18,903.26	705.91%	14,803.42	30,254.32	-15,450.90	-51.07%	3,476.00
Total Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Total Expense	1,524.58	2,677.84	1,153.26	43.07%	3,096.58	28,845.68	25,749.10	89.27%	55,624.00
Net Income	16,225.42	-2,677.84	18,903.26	705.91%	14,803.42	30,254.32	-15,450.90	-51.07%	3,476.00