

## Balance Sheet Report

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

**As of:** 01/31/2022

**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	42,099.11
<b>Total Operating/Reserve</b>	<b>42,099.11</b>
<b>Total Cash</b>	<b>42,099.11</b>
<b>TOTAL ASSETS</b>	<b>42,099.11</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	1,937.50
<b>Total Liabilities</b>	<b>1,937.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	-1,422.00
Calculated Prior Years Retained Earnings	20,704.17
<b>Total Capital</b>	<b>40,161.61</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>42,099.11</b>

## Profit & Loss

### Onyx Realty

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

As of: Jan 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	0.00
<b>Total Income</b>	<b>150.00</b>
<b>Total Operating Income</b>	<b>150.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	400.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	0.00
<b>Total Administration</b>	<b>1,474.00</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	98.00
<b>Total Utilities</b>	<b>98.00</b>
<b>Total Operating Expense</b>	<b>1,572.00</b>
<b>NOI - Net Operating Income</b>	<b>-1,422.00</b>
Total Income	150.00
Total Expense	1,572.00
<b>Net Income</b>	<b>-1,422.00</b>

## Profit & Loss vs Budget

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

As of: Jan 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	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
<b>Total Income</b>	<b>150.00</b>	<b>59,100.00</b>	<b>-58,950.00</b>	<b>-99.75%</b>	<b>150.00</b>	<b>59,100.00</b>	<b>-58,950.00</b>	<b>-99.75%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>150.00</b>	<b>59,100.00</b>	<b>-58,950.00</b>	<b>-99.75%</b>	<b>150.00</b>	<b>59,100.00</b>	<b>-58,950.00</b>	<b>-99.75%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	400.00	400.00	0.00	0.00%	400.00	400.00	0.00	0.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	207.00	41.67	-165.33	-396.76%	500.00
Printing, Postage and Delivery	0.00	1,400.00	1,400.00	100.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	867.00	867.00	0.00	0.00%	10,404.00
Real Estate Taxes	0.00	90.00	90.00	100.00%	0.00	90.00	90.00	100.00%	90.00
<b>Total Administration</b>	<b>1,474.00</b>	<b>2,798.67</b>	<b>1,324.67</b>	<b>47.33%</b>	<b>1,474.00</b>	<b>2,798.67</b>	<b>1,324.67</b>	<b>47.33%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,666.67	1,666.67	100.00%	0.00	1,666.67	1,666.67	100.00%	20,000.00
Miscellaneous Landscape	0.00	10,500.00	10,500.00	100.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond & Fountain Maintenance	0.00	3,600.00	3,600.00	100.00%	0.00	3,600.00	3,600.00	100.00%	3,600.00
<b>Total Landscaping and Groundskeeping</b>	<b>0.00</b>	<b>15,766.67</b>	<b>15,766.67</b>	<b>100.00%</b>	<b>0.00</b>	<b>15,766.67</b>	<b>15,766.67</b>	<b>100.00%</b>	<b>34,100.00</b>
<b>Professional Fees</b>									
Legal	0.00	5,000.00	5,000.00	100.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>100.00%</b>	<b>5,000.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair &	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Maintenance									
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>100.00%</b>	<b>2,500.00</b>
Utilities									
Electric	98.00	102.50	4.50	4.39%	98.00	102.50	4.50	4.39%	1,230.00
<b>Total Utilities</b>	<b>98.00</b>	<b>102.50</b>	<b>4.50</b>	<b>4.39%</b>	<b>98.00</b>	<b>102.50</b>	<b>4.50</b>	<b>4.39%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>1,572.00</b>	<b>26,167.84</b>	<b>24,595.84</b>	<b>93.99%</b>	<b>1,572.00</b>	<b>26,167.84</b>	<b>24,595.84</b>	<b>93.99%</b>	<b>55,624.00</b>
Total Operating Income	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Total Operating Expense	1,572.00	26,167.84	24,595.84	93.99%	1,572.00	26,167.84	24,595.84	93.99%	55,624.00
<b>NOI - Net Operating Income</b>	<b>-1,422.00</b>	<b>32,932.16</b>	<b>-34,354.16</b>	<b>-104.32%</b>	<b>-1,422.00</b>	<b>32,932.16</b>	<b>-34,354.16</b>	<b>-104.32%</b>	<b>3,476.00</b>
Total Income	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Total Expense	1,572.00	26,167.84	24,595.84	93.99%	1,572.00	26,167.84	24,595.84	93.99%	55,624.00
<b>Net Income</b>	<b>-1,422.00</b>	<b>32,932.16</b>	<b>-34,354.16</b>	<b>-104.32%</b>	<b>-1,422.00</b>	<b>32,932.16</b>	<b>-34,354.16</b>	<b>-104.32%</b>	<b>3,476.00</b>