

Balance Sheet Report

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

As of: 07/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	78,760.83
Total Operating/Reserve	78,760.83
Total Cash	78,760.83
TOTAL ASSETS	78,760.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	212.50
Total Liabilities	212.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	36,964.72
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	78,548.33
TOTAL LIABILITIES & CAPITAL	78,760.83

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TOTAL LIABILITIES & CAPITAL	78,760.83

Profit & Loss

Onyx Realty

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

As of: Jul 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	450.00
Violation Fines	25.00
Late Fees	100.00
Legal fee Income	0.00
Total Income	575.00
Total Operating Income	575.00
Expense	
Administration	
Community Meeting / Events	472.20
Insurance Expense	232.00
Printing, Postage and Delivery	821.04
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	297.21
Total Administration	2,689.45
Landscaping and Groundskeeping	
General Landscaping Contract	2,587.53
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	2,587.53
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	60.86
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	60.86
Utilities	
Electric	97.00
Trash	0.00
Total Utilities	97.00
Total Operating Expense	5,434.84
NOI - Net Operating Income	-4,859.84
Total Income	575.00

Profit & Loss

Account Name	Selected Month
Total Expense	5,434.84
Net Income	<u>-4,859.84</u>

Profit & Loss vs Budget

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

As of: Jul 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	450.00	0.00	450.00	0.00%	59,375.00	59,100.00	275.00	0.47%	59,100.00
Violation Fines	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	100.00	0.00	100.00	0.00%	2,800.00	0.00	2,800.00	0.00%	0.00
Total Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Total Operating Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Expense									
Administration									
Community Meeting / Events	472.20	0.00	-472.20	0.00%	872.20	400.00	-472.20	-118.05%	400.00
Insurance Expense	232.00	41.67	-190.33	-456.76%	1,474.00	291.69	-1,182.31	-405.33%	500.00
Printing, Postage and Delivery	821.04	0.00	-821.04	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%	6,069.00	6,069.00	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	297.21	0.00	-297.21	0.00%	297.21	0.00	-297.21	0.00%	0.00
Total Administration	2,689.45	908.67	-1,780.78	-195.98%	9,932.03	8,250.69	-1,681.34	-20.38%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,587.53	1,666.67	-920.86	-55.25%	10,129.39	11,666.69	1,537.30	13.18%	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
Total Landscaping and Groundskeeping	2,587.53	1,666.67	-920.86	-55.25%	12,379.39	25,766.69	13,387.30	51.96%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	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									
Building Repair	60.86	0.00	-60.86	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
Total Repairs and Maintenance	60.86	0.00	-60.86	0.00%	2,375.86	2,500.00	124.14	4.97%	2,500.00
Utilities									
Electric	97.00	102.50	5.50	5.37%	670.00	717.50	47.50	6.62%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	97.00	102.50	5.50	5.37%	645.00	717.50	72.50	10.10%	1,230.00
Total Operating Expense	5,434.84	2,677.84	-2,757.00	-102.96%	25,235.28	42,234.88	16,999.60	40.25%	55,624.00
Total Operating Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Total Operating Expense	5,434.84	2,677.84	-2,757.00	-102.96%	25,235.28	42,234.88	16,999.60	40.25%	55,624.00
NOI - Net Operating Income	-4,859.84	-2,677.84	-2,182.00	-81.48%	36,964.72	16,865.12	20,099.60	119.18%	3,476.00
Total Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Total Expense	5,434.84	2,677.84	-2,757.00	-102.96%	25,235.28	42,234.88	16,999.60	40.25%	55,624.00
Net Income	-4,859.84	-2,677.84	-2,182.00	-81.48%	36,964.72	16,865.12	20,099.60	119.18%	3,476.00