

Balance Sheet Report

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

As of: 05/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	86,830.89
Total Operating/Reserve	86,830.89
Total Cash	86,830.89
TOTAL ASSETS	86,830.89
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	187.50
Total Liabilities	187.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	45,059.78
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	86,643.39
TOTAL LIABILITIES & CAPITAL	86,830.89

Profit & Loss

Onyx Realty

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

As of: May 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	1,800.00
Violation Fines	0.00
Late Fees	350.00
Legal fee Income	0.00
Total Income	2,150.00
Total Operating Income	2,150.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,501.69
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Total Landscaping and Groundskeeping	2,501.69
Professional Fees	
Legal	-97.00
Total Professional Fees	-97.00
Repairs and Maintenance	
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	137.00
Trash	0.00
Total Utilities	137.00
Total Operating Expense	3,408.69
NOI - Net Operating Income	-1,258.69
Total Income	2,150.00
Total Expense	3,408.69
Net Income	-1,258.69

Profit & Loss vs Budget

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

As of: May 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	1,800.00	0.00	1,800.00	0.00%	57,425.00	59,100.00	-1,675.00	-2.83%	59,100.00
Late Fees	350.00	0.00	350.00	0.00%	2,375.00	0.00	2,375.00	0.00%	0.00
Total Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Total Operating Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	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	0.00	41.67	41.67	100.00%	828.00	208.35	-619.65	-297.41%	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%	4,335.00	4,335.00	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	867.00	908.67	41.67	4.59%	5,961.58	6,433.35	471.77	7.33%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,501.69	1,666.67	-835.02	-50.10%	5,015.64	8,333.35	3,317.71	39.81%	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	2,501.69	1,666.67	-835.02	-50.10%	6,140.64	22,433.35	16,292.71	72.63%	34,100.00
Professional Fees									
Legal	-97.00	0.00	97.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	-97.00	0.00	97.00	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									
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	137.00	102.50	-34.50	-33.66%	445.00	512.50	67.50	13.17%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	137.00	102.50	-34.50	-33.66%	420.00	512.50	92.50	18.05%	1,230.00
Total Operating Expense	3,408.69	2,677.84	-730.85	-27.29%	14,740.22	36,879.20	22,138.98	60.03%	55,624.00
Total Operating Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Total Operating Expense	3,408.69	2,677.84	-730.85	-27.29%	14,740.22	36,879.20	22,138.98	60.03%	55,624.00
NOI - Net Operating Income	-1,258.69	-2,677.84	1,419.15	53.00%	45,059.78	22,220.80	22,838.98	102.78%	3,476.00
Total Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Total Expense	3,408.69	2,677.84	-730.85	-27.29%	14,740.22	36,879.20	22,138.98	60.03%	55,624.00
Net Income	-1,258.69	-2,677.84	1,419.15	53.00%	45,059.78	22,220.80	22,838.98	102.78%	3,476.00