

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$54,565.62	\$0.00	\$54,565.62
Total: CASH - OPERATING	\$54,565.62	\$0.00	\$54,565.62
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$2,001.55	\$2,001.55
Total: CASH - RESERVE	\$0.00	\$2,001.55	\$2,001.55
Total: Assets	\$54,565.62	\$2,001.55	\$56,567.17
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$815.05	\$0.00	\$815.05
Total: CURRENT LIABILITIES - OPERATING	\$815.05	\$0.00	\$815.05
EQUITY - OPERATING			
Retained Earnings - Operating	\$17,855.31	\$0.00	\$17,855.31
Total: EQUITY - OPERATING	\$17,855.31	\$0.00	\$17,855.31
Net Income Gain/Loss	\$0.00	\$2,001.55	\$2,001.55
Net Income Gain/Loss	\$35,895.26	\$0.00	\$35,895.26
Total: Liabilities & Equity	\$54,565.62	\$2,001.55	\$56,567.17

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$7,218.97	\$-	\$7,218.97	\$56,694.57	\$59,700.00	(\$3,005.43)	\$59,700.00
Total ASSESSMENT INCOME	\$7,218.97	\$-	\$7,218.97	\$56,694.57	\$59,700.00	(\$3,005.43)	\$59,700.00
OTHER INCOME							
4510-00 Bank Return Fees	-	-	-	6.00	-	6.00	-
4570-00 Miscellaneous Income	300.00	-	300.00	300.00	-	300.00	-
4600-00 Delinquent Fee Income	1,400.00	-	1,400.00	1,500.00	-	1,500.00	-
4610-00 Violation Fee Income	(50.00)	-	(50.00)	475.00	-	475.00	-
4801-00 Mgmt Admin Fee - Delinquency	269.04	-	269.04	479.04	-	479.04	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	460.00	-	460.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	35.00	-	35.00	-
Total OTHER INCOME	\$1,919.04	\$-	\$1,919.04	\$3,255.04	\$-	\$3,255.04	\$-
Total OPERATING INCOME	\$9,138.01	\$-	\$9,138.01	\$59,949.61	\$59,700.00	\$249.61	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	4,923.40	4,923.40	-	14,770.20
5001-00 Mgmt Misc	-	-	-	20.00	-	(20.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	160.00	160.00	480.00
5006-00 Mgmt Admin Fees	697.72	-	(697.72)	945.00	-	(945.00)	-
5010-00 Mailings	19.89	185.00	165.11	438.67	740.00	301.33	2,220.00
5020-00 Printing	-	-	-	-	75.00	75.00	75.00
5040-00 Bank Charges / NSF	-	-	-	6.00	-	(6.00)	-
Total ADMINISTRATIVE EXPENSES	\$1,948.46	\$1,455.85	(\$492.61)	\$6,333.07	\$5,898.40	(\$434.67)	\$17,545.20
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	405.68	425.00	19.32	425.00
5055-00 Document Storage	-	-	-	429.00	-	(429.00)	-
5087-00 Social/Activities Expense	-	100.00	100.00	100.00	400.00	300.00	1,200.00
5170-00 Website Expenses	-	9.67	9.67	-	38.64	38.64	116.00
Total OTHER ADMINISTRATIVE	\$-	\$109.67	\$109.67	\$934.68	\$863.64	(\$71.04)	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	770.96	346.36	(424.60)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$770.96	\$346.36	(\$424.60)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	150.00	150.00	950.00	600.00	(350.00)	1,800.00
5152-00 Audit/Tax Preparation	250.00	-	(250.00)	250.00	300.00	50.00	300.00
Total PROFESSIONAL EXPENSES	\$250.00	\$150.00	(\$100.00)	\$1,200.00	\$900.00	(\$300.00)	\$2,100.00
UTILITIES							
5500-00 Electricity	124.00	208.33	84.33	370.00	833.36	463.36	2,500.00
Total UTILITIES	\$124.00	\$208.33	\$84.33	\$370.00	\$833.36	\$463.36	\$2,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	1,935.00	1,935.00	2,202.96	7,740.00	5,537.04	23,220.00
5470-00 Snow / Ice Management	-	-	-	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	4,007.00	1,647.50	(2,359.50)	3,295.00
Total LANDSCAPE EXPENSES	\$-	\$1,935.00	\$1,935.00	\$6,239.96	\$9,387.50	\$3,147.54	\$26,515.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5455-00 Lighting Maintenance / Repair	\$5,230.00	\$-	(\$5,230.00)	\$5,230.00	\$-	(\$5,230.00)	\$-
5752-00 General Maintenance / Repair	-	140.00	140.00	75.68	614.72	539.04	1,734.72
5780-00 Exterior Pressure Washing / Other	900.00	-	(900.00)	900.00	-	(900.00)	-
6763-00 Fountain Maintenance / Repair	-	-	-	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$6,130.00	\$140.00	(\$5,990.00)	\$6,205.68	\$1,139.72	(\$5,065.96)	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$2,000.00	\$2,000.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$8,952.46	\$4,585.44	(\$4,367.02)	\$24,054.35	\$21,368.98	(\$2,685.37)	\$59,700.00
Net Income:	\$185.55	(\$4,585.44)	\$4,770.99	\$35,895.26	\$38,331.02	(\$2,435.76)	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$500.00	\$500.00	\$-	\$2,000.00	\$2,000.00	\$-	\$6,000.00
4910-00 Bank Interest Reserve	1.04	-	1.04	1.55	-	1.55	-
Total RESERVE INCOME	\$501.04	\$500.00	\$1.04	\$2,001.55	\$2,000.00	\$1.55	\$6,000.00
Total RESERVE INCOME	\$501.04	\$500.00	\$1.04	\$2,001.55	\$2,000.00	\$1.55	\$6,000.00
Net Reserve:	\$501.04	\$500.00	\$1.04	\$2,001.55	\$2,000.00	\$1.55	\$6,000.00

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$49,469.52	
4/6/24 6:19 am	LDF Outdoor Lighting LLC Payment - Invoice No: 022824-	P.o. Box 424 WESTERVILLE, OH 43086	100032	\$5,230.00
4/6/24 6:19 am	Devin & Associates, Inc Payment - Invoice No: 10287	24700 Center Ridge Road Suite 215 Westlake, OH 44145	100033	\$250.00
4/9/24 6:30 am	South Central Power Company Payment - Invoice No: 20240408-339667	PO BOX 182058 COLUMBUS, OH 43218-2058	300014	\$40.00
4/9/24 6:30 am	South Central Power Company Payment - Invoice No: 20240408-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300015	\$84.00
4/26/24 6:22 am	Final Touch Painting Services, LLC Payment - Invoice No: 231222160840	3883 US Hwy 42 S Delaware, OH 43015	100034	\$900.00
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$6,504.00
Melrose HOA Total Check(s) & Amount Printed			5	\$6,504.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
04/10/2024	04/10/2024	Transfer from SouthState Bank - Operating 22			\$500.00
04/30/2024	04/30/2024	Interest			\$1.04
Total Cleared Credits					\$501.04

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 2,001.55
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 2,001.55
Bank Ending Balance:	\$ 2,001.55
<hr/>	
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
Devin & Associates, Inc							
04/05/2024	10287	04/01/2024		Paid (check)		\$250.00	\$ -
						Payment Type: Check	
					Devin & Associates, Inc Total:	\$ 250.00	\$ 0.00
Final Touch Painting Services, LLC							
04/25/2024	231222160840	04/04/2024		Paid (check)		\$900.00	-
						Payment Type: Check	
					Final Touch Painting Services, LLC Total:	\$ 900.00	\$ 0.00
LDF Outdoor Lighting LLC							
04/05/2024	022824-	02/28/2024		Paid (check)		\$5,230.00	-
						Payment Type: Check	
					LDF Outdoor Lighting LLC Total:	\$ 5,230.00	\$ 0.00
Scioto Metro LLC - Management Module Only							
04/01/2024	2713	04/01/2024	04/01/2024	Paid (ACH)		\$717.61	-
					Adrian Birchler	Payment Type: ACH	
04/01/2024	2739	04/01/2024	04/01/2024	Paid (ACH)		\$1,230.85	-
					Adrian Birchler	Payment Type: ACH	
					Scioto Metro LLC - Management Module Only Total:	\$ 1,948.46	\$ 0.00
South Central Power Company							
04/08/2024	20240408-339667	03/22/2024		Paid (check)		\$40.00	-
						Payment Type: Check	
04/08/2024	20240408-376530	03/22/2024		Paid (check)		\$84.00	-
						Payment Type: Check	
					South Central Power Company Total:	\$ 124.00	\$ 0.00
					Melrose HOA 7 Invoice(s) Totaling:	\$ 8,452.46	\$ 0.00
					GRAND 7 Invoice(s) Totaling:	\$8,452.46	\$ 0.00



QUOTE #966

SENT ON:

02/28/2024

RECIPIENT:

Jackson Brandel

998 Inverness Glen
Pickerington, Ohio 43147

SENDER:

LDF Outdoor Lighting LLC

P.O. Box 424
Westerville, OH 43086-0424

Phone: 6148996778

Email: mike@ldf-outdoorlighting.com

Website: www.ldf-outdoorlighting.com

Product/Service	Description	Qty.
Brass Spot Light (ground mounted)	- MR16 LED replaceable lamp 2700k - risers as needed	2
Brass Wall Washer (ground mounted)	- G4 LED Bi-Pin replaceable lamp 2700k - risers as needed	4
Brass Flood Uplight (ground mounted)	- PAR 36 LED replaceable lamp 2700k - risers as needed	8
300 Watt Stainless Steel Transformer	- (2) com taps - 12-15 volt taps	1
DT200-LT Astronomic Timer (w/transformer install)	- pre-programmed sunset/sunrise times - Battery back up	1
Outdoor Lighting components	Wire and conduit runs	1
WARRANTY	Manufacturer warranty for the following: - Transformer - 25 yrs - Timer - 2 yrs - Brass Fixtures - 20 yrs -LED Lamps - 7 yrs -LDF will troubleshoot and repair any issues for no charge for one year from the date of completion.	1
Lighting Preview and Adjustments		1

A deposit of \$2,615.00 will be required to begin.



QUOTE #966

SENT ON:

02/28/2024

This agreement is valid for 30 days after which time it may be subject to change.

Signature: Jackson Brandel Date: 3.17.24

Subtotal	\$5,230.00
Product sales tax included (0.0%)	\$0.00
Total	\$5,230.00



Brandel HOA McLeod Parc. Pickerington, Ohio

-  \$270 total per fixture
-  \$260 total per fixture
-  \$300 total per fixture





DEVIN & ASSOCIATES, INC.
Certified Public Accounting Firm

24700 Center Ridge Road, Suite 215
Westlake, OH 44145
440-892-3340

Invoice

Date	Invoice #
4/1/2024	10287

Bill To
Melrose HOA c/o PMI Scioto Metro 1201 Dublin Road, Suite 607 Columbus, OH 43215

Description	Amount
Preparation of Association's Federal Income Tax Return for the period ended December 31, 2023.	250.00
Balance Due \$250.00	

Thank you for your business.



Invoice Number	2739
Invoice Date	04/01/2024

PMI Scioto Metro
 1201 Dublin Rd
 Suite 607
 Columbus, OH 43215

Melrose HOA
 c/o PMI Scioto Metro
 1201 Dublin Rd, Ste 607
 Columbus, OH 43215

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
04/01/2024	Monthly Fee	1.00	\$1,230.85	\$1,230.85	\$0.00	\$1,230.85
Management Fee (Monthly Fee) Total				\$1,230.85	\$0.00	\$1,230.85
MH - Melrose HOA Total				\$1,230.85	\$0.00	\$1,230.85



Stacey Menefee with PMI Scioto Metro
1201 Dublin Rd
Columbus, OH 43215

☎ (614) 749-4815
✉ stacey@pmisciotometro.com

INVOICE	#231222160840
SERVICE DATE	Apr 04, 2024
DUE	Upon receipt
AMOUNT DUE	\$900.00

SERVICE ADDRESS

998 Inverness Glen
Pickerington, OH 43147

CONTACT US

3883 US-42
Delaware, OH 43015

☎ (614) 301-5700
✉ estimate@ftpaint.com

INVOICE

Services

Soft Wash

A mild solution of bleach and mildewcide cleaners are used to remove dirt and mildew. Power washing can, due to the local water quality, leave water residue on windows, of which FTPS is not responsible for cleaning afterwards.

Note: Please understand that pressure washing does not remove tar from gutters, algae stains from wood, and rust stains. It removes dirt, mildew, mold, and surface algae so that the surface is clean and ready to paint or stain.

** If water can not be supplied by a resident to fill our water tank once on site, then a \$150 fee will be assessed
**

Areas Included:

- 4 signs at the main entrances to the neighborhood (marked with dark blue dots in the google map image)
- 21 stone columns periodically placed in the split rail fence (marked with light blue lines on the google map image)

Areas Excluded:

- split rail fence
-

Services subtotal: \$900.00

Total **\$900.00**