

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$36,724.62	\$0.00	\$36,724.62
Total: CASH - OPERATING	\$36,724.62	\$0.00	\$36,724.62
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$4,008.16	\$4,008.16
Total: CASH - RESERVE	\$0.00	\$4,008.16	\$4,008.16
Total: Assets	\$36,724.62	\$4,008.16	\$40,732.78
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$1,103.41	\$0.00	\$1,103.41
Total: CURRENT LIABILITIES - OPERATING	\$1,103.41	\$0.00	\$1,103.41
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	\$4,008.16	\$4,008.16
Net Income Gain/Loss	\$17,765.90	\$0.00	\$17,765.90
Total: Liabilities & Equity	\$36,724.62	\$4,008.16	\$40,732.78

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$-	\$-	\$-	\$62,839.67	\$59,700.00	\$3,139.67	\$59,700.00
Total ASSESSMENT INCOME	\$-	\$-	\$-	\$62,839.67	\$59,700.00	\$3,139.67	\$59,700.00
OTHER INCOME							
4570-00 Miscellaneous Income	-	-	-	300.00	-	300.00	-
4600-00 Delinquent Fee Income	50.00	-	50.00	2,799.04	-	2,799.04	-
4610-00 Violation Fee Income	100.00	-	100.00	1,025.00	-	1,025.00	-
4801-00 Mgmt Admin Fee - Delinquency	70.00	-	70.00	1,140.00	-	1,140.00	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	940.71	-	940.71	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	35.00	-	35.00	-
Total OTHER INCOME	\$220.00	\$-	\$220.00	\$6,239.75	\$-	\$6,239.75	\$-
Total OPERATING INCOME	\$220.00	\$-	\$220.00	\$69,079.42	\$59,700.00	\$9,379.42	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	9,846.80	9,846.80	-	14,770.20
5001-00 Mgmt Misc	-	-	-	20.00	-	(20.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	320.00	320.00	480.00
5006-00 Mgmt Admin Fees	871.92	-	(871.92)	3,145.71	-	(3,145.71)	-
5010-00 Mailings	600.25	185.00	(415.25)	1,302.76	1,480.00	177.24	2,220.00
5020-00 Printing	16.80	-	(16.80)	16.80	75.00	58.20	75.00
Total ADMINISTRATIVE EXPENSES	\$2,719.82	\$1,455.85	(\$1,263.97)	\$14,332.07	\$11,721.80	(\$2,610.27)	\$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)	-
5081-00 Meeting Expense	-	-	-	225.00	-	(225.00)	-
5085-00 Misc Admin Expense	207.07	-	(207.07)	207.07	-	(207.07)	-
5087-00 Social/Activities Expense	-	100.00	100.00	125.91	800.00	674.09	1,200.00
5170-00 Website Expenses	-	9.67	9.67	-	77.32	77.32	116.00
Total OTHER ADMINISTRATIVE	\$207.07	\$109.67	(\$97.40)	\$1,392.66	\$1,302.32	(\$90.34)	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	770.96	692.72	(78.24)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$770.96	\$692.72	(\$78.24)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	150.00	150.00	1,352.00	1,200.00	(152.00)	1,800.00
5152-00 Audit/Tax Preparation	-	-	-	250.00	300.00	50.00	300.00
Total PROFESSIONAL EXPENSES	\$-	\$150.00	\$150.00	\$1,602.00	\$1,500.00	(\$102.00)	\$2,100.00
UTILITIES							
5500-00 Electricity	246.00	208.33	(37.67)	1,774.00	1,666.68	(107.32)	2,500.00
Total UTILITIES	\$246.00	\$208.33	(\$37.67)	\$1,774.00	\$1,666.68	(\$107.32)	\$2,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	3,016.88	1,935.00	(1,081.88)	15,299.05	15,480.00	180.95	23,220.00
5430-00 Front Entrance / Mulch / Cleaning	-	-	-	194.00	-	(194.00)	-
5470-00 Snow / Ice Management	-	-	-	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	3,306.00	3,295.00	(11.00)	3,295.00
Total LANDSCAPE EXPENSES	\$3,016.88	\$1,935.00	(\$1,081.88)	\$18,829.05	\$18,775.00	(\$54.05)	\$26,515.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$-	\$-	\$-	\$341.99	\$-	(\$341.99)	\$-
5455-00 Lighting Maintenance / Repair	-	-	-	5,230.00	-	(5,230.00)	-
5752-00 General Maintenance / Repair	2,065.11	140.00	(1,925.11)	2,140.79	1,174.72	(966.07)	1,734.72
5780-00 Exterior Pressure Washing / Other	-	-	-	900.00	-	(900.00)	-
6763-00 Fountain Maintenance / Repair	-	-	-	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$2,065.11	\$140.00	(\$1,925.11)	\$8,612.78	\$1,699.72	(\$6,913.06)	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	4,000.00	4,000.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$4,000.00	\$4,000.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$8,754.88	\$4,585.44	(\$4,169.44)	\$51,313.52	\$41,358.24	(\$9,955.28)	\$59,700.00
Net Income:	(\$8,534.88)	(\$4,585.44)	(\$3,949.44)	\$17,765.90	\$18,341.76	(\$575.86)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$500.00	\$500.00	\$-	\$4,000.00	\$4,000.00	\$-	\$6,000.00
4910-00 Bank Interest Reserve	2.05	-	2.05	8.16	-	8.16	-
Total RESERVE INCOME	\$502.05	\$500.00	\$2.05	\$4,008.16	\$4,000.00	\$8.16	\$6,000.00
Total RESERVE INCOME	\$502.05	\$500.00	\$2.05	\$4,008.16	\$4,000.00	\$8.16	\$6,000.00
Net Reserve:	\$502.05	\$500.00	\$2.05	\$4,008.16	\$4,000.00	\$8.16	\$6,000.00



PMI SCIOTO METRO

Check Print Log

Melrose HOA

From 8/1/2024 To 8/31/2024

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$34,490.19	
8/9/24 6:38 am	South Central Power Company Payment - Invoice No: 20240806-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300023	\$246.00
8/29/24 6:38 am	Jackson Brandel Payment - Invoice No: 081124-	891 Selkirk Way Pickerington, OH 43147	100046	\$2,272.18
8/29/24 6:38 am	EMSI Inc Payment - Invoice No: IN56057	8220 Industrial Parkway Plain City, OH 43064	100047	\$3,016.88
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$5,535.06
Melrose HOA Total Check(s) & Amount Printed			3	\$5,535.06

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
08/10/2024	08/12/2024	Transfer from SouthState Bank - Operating			\$500.00
		22			
08/30/2024	08/30/2024	Interest			\$2.05
Total Cleared Credits					\$502.05

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 4,008.16
Uncleared Items:	\$-
Adjusted Balance:	\$ 4,008.16
Bank Ending Balance:	\$ 4,008.16
Difference:	\$-



PMI SCIOTO METRO

Invoice List

Melrose HOA

Invoice Status - Paid

Paid Date: 8/1/2024 - 8/31/2024

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
EMSI Inc							
08/28/2024	IN56057	07/31/2024		Paid (check)		\$3,016.88	\$ -
						Payment Type: Check	
					EMSI Inc Total:	\$ 3,016.88	\$ 0.00
Jackson Brandel							
08/28/2024	081124-	08/11/2024		Paid (check)		\$2,272.18	-
						Payment Type: Check	
					Jackson Brandel Total:	\$ 2,272.18	\$ 0.00
Scioto Metro LLC - Management Module Only							
08/01/2024	3986	08/01/2024	08/01/2024	Paid (ACH)		\$1,230.85	-
			Holly Girard			Payment Type: ACH	
08/01/2024	4014	08/01/2024	08/01/2024	Paid (ACH)		\$1,488.97	-
			Holly Girard			Payment Type: ACH	
					Scioto Metro LLC - Management Module Only Total:	\$ 2,719.82	\$ 0.00
South Central Power Company							
08/06/2024	20240806-376530	07/22/2024		Paid (check)		\$246.00	-
						Payment Type: Check	
					South Central Power Company Total:	\$ 246.00	\$ 0.00
					Melrose HOA 5 Invoice(s) Totaling:	\$ 8,254.88	\$ 0.00
GRAND 5 Invoice(s) Totaling:						\$8,254.88	\$ 0.00

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



Invoice Number	3986
Invoice Date	08/01/2024

Melrose HOA
c/o PMI Scioto Metro
1355 King Ave, Ste 200
Columbus, OH 43212

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
08/01/2024	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



P.O. Box 175
Dublin, OH 43017-0175
(614) 876-9988
info@landscapepros.com

Invoice

#IN56057

07/31/2024

Client

Accounts Payable
PMI Scioto Metro
Attn: Adrian Birchler
1355 King Ave, Ste 200
Columbus OH 43212
United States

Project

Melrose HOA
891 Selkirk Way
Pickerington OH 43147
United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	08/30/2024		111659	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 07/05/2024 (1) 07/11/2024 (1) 07/19/2024 (1) 07/26/2024 (1) 07/31/2024 (1)	5	EA	\$403.94	\$2,019.70
Summer Application Service Dates: 07/12/2024 (1)	1	EA	\$598.32	\$598.32
Bed Maintenance & Curb Line Care Service Dates: 07/05/2024 (1) 07/11/2024 (1) 07/19/2024 (1) 07/26/2024 (1) 07/31/2024 (1)	5	EA	\$41.62	\$208.10

Subtotal	\$2,826.12
Tax Total (6.75%)	\$190.76
Total	\$3,016.88



IN56057

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	
Member Name	
Member Address	
Member Email	
Member Phone	

REIMBURSEMENT INFORMATION

#	Date	Paid To	Expense Description	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

TOTAL REIMBURSEMENT AMOUNT	
-----------------------------------	--

INSTRUCTIONS: Complete your information in the *Member Information* section. Complete the *Reimbursement Information* section by receipt # - date of purchase, paid to (vendor, store, etc.), description of the expense, and the amount. Return to team@pmisciotometro.com with receipt copies.

TERMS: Requests are not considered complete without the completion of this form in entirety and applicable receipt copies provided. Reimbursements are subject to Board approval and will be issued via check to the *Member Address* provided. Normal request processing is up to 10 business days from the date of complete form submission.

Receipt

CONTACT US 24/7 1-480-505-8877

No 3211990229

DATE:	CUSTOMER #:
7/27/2024	93279002
BILL TO:	PAYMENT:
jackson brandel 891 Selkirk Way, Pickerington, Ohio 43147, United States MelroseHOA +1.6145817043	Paypal .PayPal Agreement ###15H \$207.27
	Previous Balance \$207.27
	Received Payment (\$207.27)
	Balance Due (USD) \$0.00

Term	Product	Amount
1 yr	Websites + Marketing Basic Renewal melrosehoa.com	\$155.88
1 yr	Microsoft 365 Email Essentials Basic Renewal contact@melrosehoa.com	\$38.28
	Subtotal	\$194.16
	Taxes	\$13.11
	Fees	\$0.00
	Total (USD)	\$207.27

REFERENCE		
Taxes		\$13.11
GoDaddy.com, LLC		\$13.11
2155 E GoDaddy Way,		
Tempe, Arizona 85284,		
United States		
A1	Net	\$194.16
	General Sales and Use Tax (5.75%)	\$11.55
	General Sales and Use Tax (1.00%)	\$4.14
Fees		\$0.00

[Universal Terms of Service](#)

From: The Bench Factory <info@thebenchfactory.com>
Sent: Thursday, August 8, 2024 8:40 AM
To: Jackson Brandel
Subject: Your The Bench Factory - TreeTop Products order confirmation



- METAL
- PLASTIC-COATED STEEL
- RECYCLED PLASTIC
- BARCOBOARD
- CONCRETE
- MEMORIAL

Jackson Brandel,

Thank you for your order from The Bench Factory - TreeTop Products. Once your package ships we will send you a tracking number. You can check the status of your order by [logging into your account](#).

If you have questions about your order, you can email us at info@thebenchfactory.com or call us at 1-866-941-2116. Our hours are M-F 7AM-5PM CST.

Your Order #BF200045512

Placed on Aug 8, 2024, 7:39:16 AM

Billing Info	Shipping Info
jackson brandel	jackson brandel
Melrose HOA	Melrose HOA
891 selkirk way	891 selkirk way
pickerington, Ohio, 43147	pickerington, Ohio, 43147
United States	United States
T: (614) 581-7043	T: (614) 581-7043
Payment Method	Shipping Method
Credit Card	UPS-Ground

ITEMS	Qty	Price
Stella Aluminum Benches SKU: 2ZI2297 Length 4 Foot	1	\$428.85
Stella Aluminum Benches SKU: 2ZI2297 Length 6 Foot	1	\$628.85
Surface Mount Hardware Kit (4) SKU: BNHRD-4	2	\$17.70
Subtotal		\$1,075.40
Shipping & Handling		\$199.61
Tax		\$95.62
Grand Total		\$1,370.63

If you wish to prepay for your order, please send payment to:
TreeTop Products 222 State Street Batavia, IL 60510

From: Little Free Library <customerservice@littlefreelibrary.org>
Sent: Thursday, August 8, 2024 5:35 AM
To: jacksondbrandel@gmail.com
Subject: Order #135980 confirmed + Two-Minute Customer Survey



Little
Free
Library®

ORDER #135980

Thank you for your purchase!

Hi jackson,

We have received and are processing your order. Your order details are below.

All libraries and posts are made by Amish craftsmen who take pride in their workmanship. If you ordered a library, it may take up to 10 business days to ship, and your charter sign will be in an envelope on the outside of your library shipping box. Please note that additional items may ship separately, and some items may arrive sooner than others.

If you have purchased a library or charter sign, watch for an additional email within 2 - 3 days prompting you to set up your steward account! Your unique charter number will be included in that email. Once your account is set up, you can fill in your library's details and push your library's location live on the map after installation!

Lastly, **please take this two-minute survey** to help us improve Little Free Library! All survey entries will be entered to win a monthly bundle of books valued at \$250.

[View your order](#)

or [Visit our store](#)

Order summary



Composite Two Story Gray Little Free Library × 1 **\$389.95**
Silver



Composite Screw In Library Post and Topper Black × 1 **\$179.95**

Subtotal	\$569.90
Shipping	\$78.42
Taxes	\$0.00
Total	\$648.32 USD

Customer information

Shipping address

jackson brandel

891 Selkirk Way

Pickerington OH 43147

United States

Billing address

jackson brandel

891 Selkirk Way

Pickerington OH 43147

United States

Shipping method

UPS Ground

Payment method

Paypal

If you have any questions, reply to this email or contact us at
customerservice@littlefreelibrary.org

From: Lowe's Home Improvement <do-not-reply@notifications.lowes.com>
Sent: Sunday, August 11, 2024 1:15 PM
To: jacksondbrandel@gmail.com
Subject: Thanks for Your Order! #100902224243819332



Thanks, jackson
We've Received Your Order

Order # 100902224243819332

Invoice # 72345

Placed August 11, 2024

We'll get started on it and update you every step of the way.

Please check [store hours](#) before picking up your order.

Manage Order



Get the Lowe's app
Download our app for live order tracking.

[Get App](#)

Payment Summary

Subtotal (2 items)	\$32.96
Savings	(\$0.00)
Delivery	\$0.00
Total Tax	\$2.47
Total	\$35.43



**** *

**** 6173



Pickup Details



See estimated pickup dates(s) below.
We'll email you when the item(s) are ready.



Pickup Person

jackson brandel



[Assign Alternate
Pickup Person](#)



Pickup Location

LOWE'S OF S. COLUMBUS, OH
Store # 1595
3899 SOUTH HIGH STREET
COLUMBUS, OH 43207
614-497-6170



Forget something?

[Add Items to Order](#)

2-in x 4-in x 10-ft Western Red Cedar Wood Fence Top Rail	QTY 1
Item #: 114939 Model #: 00464000103 Unit Price: \$16.48 Subtotal: \$16.48 <small>Estimated Pickup Date: Aug. 11, 2024</small>	
2-in x 4-in x 10-ft Western Red Cedar Wood Fence Top Rail	QTY 1
Item #: 114939 Model #: 00464000103 Unit Price: \$16.48 Subtotal: \$16.48 <small>Estimated Pickup Date: Aug. 11, 2024</small>	
Returns will reflect the value of the items purchased	



Lowe's Return Policy

You can return or exchange most new, unused merchandise with proof of purchase within 90* days of the original purchase date unless noted in our return policy exceptions.

*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See [Return Policy](#) and [Exceptions](#) for details.



Lowe's Billing Policy

For more information on when you'll be charged, view our [Billing Policy](#).

You Might Also Like



★★★★★
23

5-in x 4-in x 5-1/3-ft
Western Red Cedar
Split Rail Line Wood
Fence Post
[Shop Now](#)



★★★★★
67

3/4-in Leg x 1/4-in Hot-
Dipped Galvanized
Round Crown Standard
Staples
[Shop Now](#)



★★★★★
5100

50-lb High Strength
Concrete Mix
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1000 Lowe's Boulevard, Mooresville, NC 28117

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From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Sunday, August 11, 2024 2:51 PM
To: jacksondbrandel@gmail.com
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.
LOWE'S HOME CENTERS, LLC
3899 South High Street
Columbus , OH 43207
(614) 497-6170

Transaction # : 22208652
Order Date : 08/11/24 14:50:42



Item	Price
12-OZ RO UNIVERSAL SATIN	\$ 9.98
Item #: 233319	
1 @ 9.98	
Invoice 82283 Subtotal	\$ 9.98
Invoice 82283 Subtotal	\$ 9.98
Subtotal	\$ 9.98
Total Tax	\$ 0.75
Total	\$ 10.73

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: VISA ending in 0923	\$ 10.73
AuthTime	08/11/24 14:50:34
AuthCD	01126D
REFID	159524283212
APL	43484153452056495341
AID	A0000000031010
TVR	0000000000
Order Date	08/11/24 14:50:42
Store #	1595
Terminal #	24

Tell us how we did! Enter for a chance to win!

START SURVEY

***** SHARE YOUR FEEDBACK! ** ENTER FOR A CHANCE TO BE ** ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! ** iENTRE EN EL SORTEO MENSUAL ** PARA SER UNO DE LOS CINCO GANADORES DE \$500! ** ** ENTER BY COMPLETING A SHORT SURVEY ** WITHIN ONE WEEK AT: www.lowes.com/survey ** Y O U R I D #822832 159542 244244 ** ** NO PURCHASE NECESSARY TO ENTER OR WIN. ** VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. ** OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *****

Thank you for shopping at Lowe's.
To see our return policy, visit [Lowe's.com/returns](https://www.lowes.com/returns)

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1000 Lowes Boulevard, Mooresville, NC 28117

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