

Balance Sheet Report

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	58,061.00
Total Operating/Reserve	58,061.00
Total Cash	58,061.00
TOTAL ASSETS	58,061.00
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	887.50
Total Liabilities	887.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	15,589.89
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	57,173.50
TOTAL LIABILITIES & CAPITAL	58,061.00

Profit & Loss

Onyx Realty

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

As of: Dec 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	0.00
Violation Fines	25.00
Late Fees	25.00
Legal fee Income	0.00
Total Income	50.00
Total Operating Income	50.00
Expense	
Administration	
Community Meeting / Events	511.70
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Total Administration	1,378.70
Landscaping and Groundskeeping	
General Landscaping Contract	0.00
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	0.00
Professional Fees	
Legal	100.00
Total Professional Fees	100.00
Repairs and Maintenance	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Signage Repairs and Maintenance	233.90
Total Repairs and Maintenance	233.90
Utilities	
Electric	91.00
Trash	0.00
Total Utilities	91.00
Total Operating Expense	1,803.60
NOI - Net Operating Income	-1,753.60

Profit & Loss

Account Name	Selected Month
Total Income	50.00
Total Expense	1,803.60
Net Income	-1,753.60

Profit & Loss vs Budget

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

As of: Dec 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	0.00	0.00	0.00	0.00%	59,825.00	59,100.00	725.00	1.23%	59,100.00
Violation Fines	25.00	0.00	25.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Late Fees	25.00	0.00	25.00	0.00%	2,950.00	0.00	2,950.00	0.00%	0.00
Total Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Total Operating Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Expense									
Administration									
Community Meeting / Events	511.70	0.00	-511.70	0.00%	1,758.90	400.00	-1,358.90	-339.73%	400.00
Insurance Expense	0.00	41.66	41.66	100.00%	2,544.57	500.00	-2,044.57	-408.91%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	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%	10,404.00	10,404.00	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	0.00	0.00	0.00	0.00%	297.21	0.00	-297.21	0.00%	0.00
Total Administration	1,378.70	908.66	-470.04	-51.73%	16,224.30	12,794.00	-3,430.30	-26.81%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,666.66	1,666.66	100.00%	23,434.86	20,000.00	-3,434.86	-17.17%	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%	2,820.00	3,600.00	780.00	21.67%	3,600.00
Total Landscaping and Groundskeeping	0.00	1,666.66	1,666.66	100.00%	26,254.86	34,100.00	7,845.14	23.01%	34,100.00
Professional Fees									
Legal	100.00	0.00	-100.00	0.00%	3.00	5,000.00	4,997.00	99.94%	5,000.00
Total Professional Fees	100.00	0.00	-100.00	0.00%	3.00	5,000.00	4,997.00	99.94%	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	0.00	0.00	0.00	0.00%	172.04	0.00	-172.04	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%	750.00	2,500.00	1,750.00	70.00%	2,500.00
Signage Repairs and Maintenance	233.90	0.00	-233.90	0.00%	425.91	0.00	-425.91	0.00%	0.00
Total Repairs and Maintenance	233.90	0.00	-233.90	0.00%	3,662.95	2,500.00	-1,162.95	-46.52%	2,500.00
Utilities									
Electric	91.00	102.50	11.50	11.22%	1,115.00	1,230.00	115.00	9.35%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	91.00	102.50	11.50	11.22%	1,090.00	1,230.00	140.00	11.38%	1,230.00
Total Operating Expense	1,803.60	2,677.82	874.22	32.65%	47,235.11	55,624.00	8,388.89	15.08%	55,624.00
Total Operating Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Total Operating Expense	1,803.60	2,677.82	874.22	32.65%	47,235.11	55,624.00	8,388.89	15.08%	55,624.00
NOI - Net Operating Income	-1,753.60	-2,677.82	924.22	34.51%	15,589.89	3,476.00	12,113.89	348.50%	3,476.00
Total Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Total Expense	1,803.60	2,677.82	874.22	32.65%	47,235.11	55,624.00	8,388.89	15.08%	55,624.00
Net Income	-1,753.60	-2,677.82	924.22	34.51%	15,589.89	3,476.00	12,113.89	348.50%	3,476.00