

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$44,256.08	\$0.00	\$44,256.08
Total: CASH - OPERATING	\$44,256.08	\$0.00	\$44,256.08
Total: Assets	\$44,256.08	\$0.00	\$44,256.08
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$33,332.58	\$0.00	\$33,332.58
Total: CURRENT LIABILITIES - OPERATING	\$33,332.58	\$0.00	\$33,332.58
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	\$0.00	\$0.00
Net Income Gain/Loss	(\$6,931.81)	\$0.00	(\$6,931.81)
Total: Liabilities & Equity	\$44,256.08	\$0.00	\$44,256.08

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$660.67	\$-	\$660.67	\$1,322.09	\$-	\$1,322.09	\$59,700.00
Total ASSESSMENT INCOME	\$660.67	\$-	\$660.67	\$1,322.09	\$-	\$1,322.09	\$59,700.00
OTHER INCOME							
4600-00 Delinquent Fee Income	50.00	-	50.00	100.00	-	100.00	-
4610-00 Violation Fee Income	125.00	-	125.00	525.00	-	525.00	-
4801-00 Mgmt Admin Fee - Delinquency	20.00	-	20.00	30.00	-	30.00	-
4802-00 Mgmt Admin Fee - Collections	80.00	-	80.00	157.28	-	157.28	-
Total OTHER INCOME	\$275.00	\$-	\$275.00	\$812.28	\$-	\$812.28	\$-
Total OPERATING INCOME	\$935.67	\$-	\$935.67	\$2,134.37	\$-	\$2,134.37	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	2,461.70	2,461.70	-	14,770.20
5001-00 Mgmt Misc	20.00	-	(20.00)	20.00	-	(20.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	80.00	80.00	480.00
5006-00 Mgmt Admin Fees	97.28	-	(97.28)	127.28	-	(127.28)	-
5010-00 Mailings	366.85	185.00	(181.85)	400.43	370.00	(30.43)	2,220.00
5020-00 Printing	-	-	-	-	75.00	75.00	75.00
5040-00 Bank Charges / NSF	-	-	-	6.00	-	(6.00)	-
Total ADMINISTRATIVE EXPENSES	\$1,714.98	\$1,455.85	(\$259.13)	\$3,015.41	\$2,986.70	(\$28.71)	\$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	200.00	100.00	1,200.00
5170-00 Website Expenses	-	9.67	9.67	-	19.30	19.30	116.00
Total OTHER ADMINISTRATIVE	\$-	\$109.67	\$109.67	\$934.68	\$644.30	(\$290.38)	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	770.96	173.18	(597.78)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$770.96	\$173.18	(\$597.78)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	950.00	150.00	(800.00)	950.00	300.00	(650.00)	1,800.00
5152-00 Audit/Tax Preparation	-	-	-	-	300.00	300.00	300.00
Total PROFESSIONAL EXPENSES	\$950.00	\$150.00	(\$800.00)	\$950.00	\$600.00	(\$350.00)	\$2,100.00
UTILITIES							
5500-00 Electricity	108.00	208.33	100.33	172.00	416.70	244.70	2,500.00
Total UTILITIES	\$108.00	\$208.33	\$100.33	\$172.00	\$416.70	\$244.70	\$2,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	1,935.00	1,935.00	1,469.95	3,870.00	2,400.05	23,220.00
5470-00 Snow / Ice Management	30.00	-	(30.00)	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	1,647.50	-	(1,647.50)	1,647.50	-	(1,647.50)	3,295.00
Total LANDSCAPE EXPENSES	\$1,677.50	\$1,935.00	\$257.50	\$3,147.45	\$3,870.00	\$722.55	\$26,515.00
MAINTENANCE/REPAIRS							
5752-00 General Maintenance / Repair	-	140.00	140.00	75.68	334.72	259.04	1,734.72
6763-00 Fountain Maintenance / Repair	-	-	-	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$-	\$140.00	\$140.00	\$75.68	\$859.72	\$784.04	\$2,259.72

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	(\$500.00)	\$500.00	\$1,000.00	\$-	\$1,000.00	\$1,000.00	\$6,000.00
Total RESERVE CONTRIBUTION	(\$500.00)	\$500.00	\$1,000.00	\$-	\$1,000.00	\$1,000.00	\$6,000.00
Total OPERATING EXPENSE	\$3,950.48	\$4,585.44	\$634.96	\$9,066.18	\$10,550.60	\$1,484.42	\$59,700.00
Net Income:	(\$3,014.81)	(\$4,585.44)	\$1,570.63	(\$6,931.81)	(\$10,550.60)	\$3,618.79	\$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	(\$1,000.00)	\$-	\$1,000.00	(\$1,000.00)	\$6,000.00
Total RESERVE INCOME	(\$500.00)	\$500.00	(\$1,000.00)	\$-	\$1,000.00	(\$1,000.00)	\$6,000.00
Total RESERVE INCOME	(\$500.00)	\$500.00	(\$1,000.00)	\$-	\$1,000.00	(\$1,000.00)	\$6,000.00
Net Reserve:	(\$500.00)	\$500.00	(\$1,000.00)	\$0.00	\$1,000.00	(\$1,000.00)	\$6,000.00

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$53,037.52	
2/1/24 6:14 am	Fairfield County Treasurer Multiple Invoices	210 E Main St Room 105 Lancaster, OH 43130	100024	\$405.68
2/8/24 6:13 am	South Central Power Company Payment - Invoice No: 20240206-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300010	\$67.00
2/8/24 6:13 am	South Central Power Company Payment - Invoice No: 20240206-339667	PO BOX 182058 COLUMBUS, OH 43218-2058	300011	\$41.00
2/8/24 6:13 am	Williams & Strohm Payment - Invoice No: 010324-	2 Miranova Pl #380 Columbus, OH 43215	100025	\$950.00
2/8/24 6:13 am	Roth Handyman & Property Services LLC Payment - Invoice No: 001	912 Carron Cir Pickerington, OH 43147	100026	\$30.00
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$1,493.68
Melrose HOA Total Check(s) & Amount Printed			5	\$1,493.68

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
AQUA DOC Lake & Pond Management							
02/29/2024	1053693	02/08/2024		Paid (check)		\$1,647.50	\$ -
						Payment Type: Check	
					AQUA DOC Lake & Pond Management Total:	\$ 1,647.50	\$ 0.00
Samuel M Roth							
02/07/2024	001	01/24/2024		Paid (check)		\$30.00	-
						Payment Type: Check	
					Samuel M Roth Total:	\$ 30.00	\$ 0.00
Scioto Metro LLC - Management Module Only							
02/02/2024	2200	02/02/2024	02/02/2024	Paid (ACH)		\$1,230.85	-
					Adrian Birchler	Payment Type: ACH	
02/02/2024	2226	02/01/2024	02/02/2024	Paid (ACH)		\$484.13	-
					Adrian Birchler	Payment Type: ACH	
					Scioto Metro LLC - Management Module Only Total:	\$ 1,714.98	\$ 0.00
South Central Power Company							
02/06/2024	20240206-376530	01/22/2024		Paid (check)		\$67.00	-
						Payment Type: Check	
02/06/2024	20240206-339667	01/22/2024		Paid (check)		\$41.00	-
						Payment Type: Check	
					South Central Power Company Total:	\$ 108.00	\$ 0.00
Williams & Strohm							
02/07/2024	010324-	01/03/2024		Paid (check)		\$950.00	-
						Payment Type: Check	
					Williams & Strohm Total:	\$ 950.00	\$ 0.00
					Melrose HOA 7 Invoice(s) Totaling:	\$ 4,450.48	\$ 0.00
					GRAND 7 Invoice(s) Totaling:	\$4,450.48	\$ 0.00

WILLIAMS & STROHM, LLC
 ATTORNEYS AT LAW
 Two Miranova Place, Suite 380
 Columbus, OH 43215-7047
 614-228-0207

Melrose HOA of Pickerington, Inc.
 c/o PMI Scioto Metro
 pmisminvoices@payableslockbox.com

January 3, 2024

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
12/11/2023	JK Review email from PM; begin reviewing file history for requested opinion. Review previous litigation.	0.60 250.00/hr	150.00
12/12/2023	JK Review declarations for various sections to prepare opinion letter related to enforceability of certain restrictions and affect of non recorded bylaws; review revised code to supplement.	1.40 250.00/hr	350.00
12/14/2023	JK Draft opinion letter related to Association's enforcement authority and related to bylaws.	1.80 250.00/hr	450.00
	For professional services rendered	<u>3.80</u>	<u>\$950.00</u>
	Balance due		<u><u>\$950.00</u></u>

Payment due upon receipt; does not include payments made after January 3, 2024

ROTH HANDYMAN
912 Carron Circle
Pickerington, OH 43147
614-571-0508

Invoice

DATE	INVOICE #
1/24/2024	001

BILL TO
Melrose HOA C/O PMI Scioto Metro

DUE DATE
2/10/2024

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Snow Removal	1/19/2024 Removal of snow on path leading to Violet Elementary.	1	30.00	30.00

Please remit to above address.

Total	30.00
Balance Due	30.00



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

Invoice Number	2200
Invoice Date	02/02/2024

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)						
02/02/2024	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



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

Invoice Number	2226
Invoice Date	02/01/2024

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
Administrative						
01/22/2024	Admin Fee - Delinquency Handling - Account - MH246	1.00	\$0.00	\$10.00	\$0.00	\$10.00
01/11/2024	Admin Fee - Collections Filing - Account - MH045	1.00	\$100.00	\$77.28	\$0.00	\$77.28
01/22/2024	Admin Fee - Delinquency Handling - Account - MH246	1.00	\$10.00	\$10.00	\$0.00	\$10.00
				Administrative Total	\$97.28	\$97.28
Operational						
02/01/2024	Op - 1099 Processing - 2023	2.00	\$10.00	\$20.00	\$0.00	\$20.00
				Operational Total	\$20.00	\$20.00
Reimbursement						
02/01/2024	Reimburse - Payments - Check Mailings	4.00	\$1.25	\$5.00	\$0.00	\$5.00
02/01/2024	Reimburse - CINC Mailings - Standard Mailings	383.00	\$0.00	\$361.85	\$0.00	\$361.85
				Reimbursement Total	\$366.85	\$366.85
				MH - Melrose HOA Total	\$484.13	\$484.13

Invoice

Customer #: 17283
Invoice #: 1053693
Printed: 2/8/2024

AQUA DOC - Columbus
(614) 506-4166 (800) 689-5253

Service Address
Melrose HOA
Attention: Jackson Brandel
742 McLeod Park
Pickerington, OH 43147

PO #:

Bus.

Res. (614) 581-7043

March 2024 Charge

3/1/2024 \$1,647.50 \$0.00 \$1,647.50

POND MANAGEMENT PROGRAM
INCLUDES MUCKBIOTIC PELLETS

AQUA DOC - Columbus
255 Enterprise Dr
Lewis Center, Ohio 43035

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My: AMERICAN EXPRESS DISCOVER MASTERCARD VISA Exp: ___/___/___

Card #: _____

Signature: _____ Security Code: _____

Bill To Address

PMI Scioto Metro
c/o Melrose HOA
PO BOX 36854
Charlotte, NC 28236

Invoice #: 1053693



Cust # 17283

AQUA DOC - Columbus
255 Enterprise Dr
Lewis Center, Ohio 43035

Please Remit: **\$1,647.50**

Printed: 2/8/2024



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2023 REAL ESTATE TAX

DUE 02/15/2024

RETURN BOTTOM OF BILL WITH YOUR PAYMENT

PLEASE USE BLUE OR BLACK INK ONLY

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

22077 2 AB 0.537

MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 67 317
 INC

C/O PMI SCIOTO METRO
 1201 DUBLIN RD STE 607
 COLUMBUS OH 43215-1045



YYNNNN



PARCEL ID: 041-04286-00

As of 1/1/2023 OWNER NAME: MELROSE
 HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE/RESERVE A
 ACRES: 0.5200

PROPERTY LOCATION: MELROSE BLVD

TAX DISTRICT: VI TWP-PI CORP PLSD

APPRAISED VALUE ASSESSED VALUE FACTORS TAX RATES

LAND	8,790	LAND	3,080	Non-Bus. Credit	0.087173	Gross Tax Rate	119.500000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.021793	Eff. Tax Rate	52.908021
TOTAL	8,790	TOTAL	3,080	Reduction Factor	0.557255		
CAUV LAND	0.00						

TAX DISTRIBUTION SPECIAL ASSESSMENTS CALCULATION OF TAXES

Fairfield County	24.64	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	368.06
Violet Twp In Corp	21.09				Reduction Factor	-205.10
Pickerington Lsd	81.64				Subtotal	162.96
Pickerington-City	12.91				Non Business Credit	-14.22
Eastland Jvs	5.53				Owner Occupancy Credit	0.00
Pickerington Public Library	2.25				Homestead Reduction	0.00
Fairfield Co Park District	0.68				Current Net Real Estate Taxes	148.74
					Current Net Taxes & Asmts(YEAR)	148.74
					Current Net Taxes & Asmts(HALF)	74.37
		TOTAL	0.00	0.00		

**TO AVOID LATE PENALTY PAY ON OR BEFORE
 DUE DATE 02/15/2024
 Holiday-1/15/2024**
**Delinquent taxes are subject to tax lien sale
 DRIVE-THRU SERVICE
 CHECK AND EXACT CASH ONLY**
 135 W CHESTNUT ST, LANCASTER, OH
 Monday - Friday 9AM - 4 PM
 DRIVE THRU OPENS 1/22/2024-DUE DATE
 DROP BOX AVAILABLE AFTER HOURS

FULL YEAR	148.74
Payments / Credits	0.00
HALF YEAR	\$74.37
FULL YEAR	\$148.74

4 FIRST HALF 2023 **TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE**
 Make Checks Payable to:
FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 15, 2024
PLEASE USE BLUE OR BLACK INK ONLY



CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	CHECK _____ MO/CC _____ CASH _____ TAX _____ CHANGE _____	PARCEL: 041-04286-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE		HALF YEAR: <input type="checkbox"/> \$74.37
		FULL YEAR: <input type="checkbox"/> \$148.74

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\$148.74



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2023 REAL ESTATE TAX

DUE 02/15/2024

RETURN BOTTOM OF BILL WITH YOUR PAYMENT

PLEASE USE BLUE OR BLACK INK ONLY

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

22078 1 AB 0.537
 MELROSE HOMEOWNERS ASSN OF
 PICKERINTGON 67 318
 INC
 C/O PMI SCIOTO METRO
 1201 DUBLIN RD STE 607
 COLUMBUS OH 43215-1045



PARCEL ID: 041-05296-00

As of 1/1/2023 OWNER NAME: MELROSE HOMEOWNERS ASSN OF PICKERINTGON INC

LEGAL DESCRIPTION: MELROSE SEC 6/RESERVE A
 ACRES: 0.4700

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

YYNNNN

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
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LAND	7,900	LAND	2,770	Non-Bus. Credit	0.087173	Gross Tax Rate	119.500000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.021793	Eff. Tax Rate	52.908021
TOTAL	7,900	TOTAL	2,770	Reduction Factor	0.557255		
CAUV LAND	0.00						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS		CALCULATION OF TAXES	
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Fairfield County	22.16	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	331.06
Violet Twp In Corp	18.97				Reduction Factor	-184.52
Pickerington Lsd	73.43				Subtotal	146.54
Pickerington-City	11.61				Non Business Credit	-12.78
Eastland Jvs	4.97				Owner Occupancy Credit	0.00
Pickerington Public Library	2.02				Homestead Reduction	0.00
Fairfield Co Park District	0.60				Current Net Real Estate Taxes	133.76
					Current Net Taxes & Asmts(YEAR)	133.76
					Current Net Taxes & Asmts(HALF)	66.88
		TOTAL	0.00	0.00		

**TO AVOID LATE PENALTY PAY ON OR BEFORE
 DUE DATE 02/15/2024
 Holiday-1/15/2024**
 Delinquent taxes are subject to tax lien sale
DRIVE-THRU SERVICE
CHECK AND EXACT CASH ONLY
 135 W CHESTNUT ST, LANCASTER, OH
 Monday - Friday 9AM - 4 PM
 DRIVE THRU OPENS 1/22/2024-DUE DATE
 DROP BOX AVAILABLE AFTER HOURS

FULL YEAR	133.76
Payments / Credits	0.00
HALF YEAR	\$66.88
FULL YEAR	\$133.76

1 FIRST HALF 2023

TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE
 Make Checks Payable to:
FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 15, 2024
PLEASE USE BLUE OR BLACK INK ONLY

SEE REVERSE SIDE



CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINTGON INC C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	CHECK _____ MO/CC _____ CASH _____ TAX _____ CHANGE _____	PARCEL: 041-05296-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE		HALF YEAR: <input type="checkbox"/> \$66.88
		FULL YEAR: <input type="checkbox"/> \$133.76

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JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2023 REAL ESTATE TAX

DUE 02/15/2024

RETURN BOTTOM OF BILL WITH YOUR PAYMENT

PLEASE USE BLUE OR BLACK INK ONLY

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

22077 2 AB 0.537

MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 67 317
 INC

C/O PMI SCIOTO METRO
 1201 DUBLIN RD STE 607
 COLUMBUS OH 43215-1045



YNNNN



PARCEL ID: 041-05297-00

As of 1/1/2023 OWNER NAME: MELROSE
 HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE SEC 6/RESERVE B
 ACRES: 2.1100

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
LAND	1,770	LAND	620	Non-Bus. Credit	0.087173	Gross Tax Rate	119.500000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.021793	Eff. Tax Rate	52.908021
TOTAL	1,770	TOTAL	620	Reduction Factor	0.557255		
CAUV LAND	0.00						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Fairfield County	4.96	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	74.12
Violet Twp In Corp	4.25				Reduction Factor	-41.30
Pickerington Lsd	16.45				Subtotal	32.82
Pickerington-City	2.60				Non Business Credit	-2.86
Eastland Jvs	1.11				Owner Occupancy Credit	0.00
Pickerington Public Library	0.45				Homestead Reduction	0.00
Fairfield Co Park District	0.14				Current Net Real Estate Taxes	29.96
					Current Net Taxes & Asmts(YEAR)	29.96
					Current Net Taxes & Asmts(HALF)	14.98
		TOTAL	0.00	0.00		
TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/15/2024 Holiday-1/15/2024 Delinquent taxes are subject to tax lien sale DRIVE-THRU SERVICE CHECK AND EXACT CASH ONLY 135 W CHESTNUT ST, LANCASTER, OH Monday - Friday 9AM - 4 PM DRIVE THRU OPENS 1/22/2024-DUE DATE DROP BOX AVAILABLE AFTER HOURS						
					FULL YEAR	29.96
					Payments / Credits	0.00
					HALF YEAR	\$14.98
					FULL YEAR	\$29.96

4

FIRST HALF 2023

TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE

Make Checks Payable to:

FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 15, 2024
PLEASE USE BLUE OR BLACK INK ONLY



SEE REVERSE SIDE

CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	CHECK _____	PARCEL: 041-05297-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE	MO/CC _____	HALF YEAR: <input type="checkbox"/> \$14.98
	CASH _____	FULL YEAR: <input type="checkbox"/> \$29.96
	TAX _____	
	CHANGE _____	

0410529700000000149800000029964



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2023 REAL ESTATE TAX

DUE 02/15/2024

RETURN BOTTOM OF BILL WITH YOUR PAYMENT

PLEASE USE BLUE OR BLACK INK ONLY

OFFICE HOURS: M-F 8AM - 4PM PHONE (740) 652-7140

22077 2 AB 0.537

MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 67 317
 INC

C/O PMI SCIOTO METRO
 1201 DUBLIN RD STE 607
 COLUMBUS OH 43215-1045



YYNNNN



PARCEL ID: 041-05298-00

As of 1/1/2023 OWNER NAME: MELROSE
 HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE SEC 6/RESERVE C
 ACRES: 0.2900

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

APPRAISED VALUE	ASSESSED VALUE	FACTORS	TAX RATES
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LAND 4,870	LAND 1,700	Non-Bus. Credit 0.087173	Gross Tax Rate 119.500000
IMPR 0	IMPR 0	Owner-Occ.Credit 0.021793	Eff. Tax Rate 52.908021
TOTAL 4,870	TOTAL 1,700	Reduction Factor 0.557255	
CAUV LAND 0.00			

TAX DISTRIBUTION	SPECIAL ASSESSMENTS	CALCULATION OF TAXES
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Fairfield County 13.60	PROJ# AND DESCRIPTION DELINQUENT CURRENT	Gross Taxes 203.18
Violet Twp In Corp 11.64		Reduction Factor -113.24
Pickerington Lsd 45.07		Subtotal 89.94
Pickerington-City 7.13		Non Business Credit -7.84
Eastland Jvs 3.05		Owner Occupancy Credit 0.00
Pickerington Public Library 1.24		Homestead Reduction 0.00
Fairfield Co Park District 0.37		Current Net Real Estate Taxes 82.10
		Current Net Taxes & Asmts(YEAR) 82.10
		Current Net Taxes & Asmts(HALF) 41.05
	TOTAL 0.00 0.00	
<p>TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/15/2024 Holiday-1/15/2024 Delinquent taxes are subject to tax lien sale DRIVE-THRU SERVICE CHECK AND EXACT CASH ONLY 135 W CHESTNUT ST, LANCASTER, OH Monday - Friday 9AM - 4 PM DRIVE THRU OPENS 1/22/2024-DUE DATE DROP BOX AVAILABLE AFTER HOURS</p>		
		FULL YEAR 82.10
		Payments / Credits 0.00
		HALF YEAR \$41.05
		FULL YEAR \$82.10

4

FIRST HALF 2023

TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE

Make Checks Payable to:

FAIRFIELD COUNTY TREASURER

PAY ON OR BEFORE February 15, 2024

PLEASE USE BLUE OR BLACK INK ONLY



27172



SEE REVERSE SIDE

CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	CHECK _____	PARCEL: 041-05298-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE	MO/CC _____	HALF YEAR: <input type="checkbox"/> \$41.05
	CASH _____	FULL YEAR: <input type="checkbox"/> \$82.10
	TAX _____	
	CHANGE _____	

0410529800000000410500000082109

An aerial photograph of a residential neighborhood. A large, irregularly shaped area is outlined in yellow, containing a pond and several trees. This area is divided into three sub-parcels, each labeled with a price. The top-left parcel is labeled \$82.10, the middle parcel is labeled \$29.96, and the bottom-right parcel is labeled \$133.76. The surrounding area includes houses, lawns, and a road with a few cars.

\$82.10

\$29.96

\$133.76



JAMES N. BAHNSEN
FAIRFIELD COUNTY TREASURER
 210 E MAIN ST ROOM 105
 LANCASTER OH 43130

FIRST HALF 2023 REAL ESTATE TAX

DUE 02/15/2024

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22077 2 AB 0.537
 MELROSE HOMEOWNERS ASSN OF
 PICKERINGTON 67 317
 INC
 C/O PMI SCIOTO METRO
 1201 DUBLIN RD STE 607
 COLUMBUS OH 43215-1045



PARCEL ID: 041-05299-00

As of 1/1/2023 OWNER NAME: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC

LEGAL DESCRIPTION: MELROSE SEC 6/RESERVE D
 ACRES: 0.0400

PROPERTY LOCATION: MCLEOD PARC

TAX DISTRICT: VI TWP-PI CORP PLSD

YYNNNN

APPRAISED VALUE		ASSESSED VALUE		FACTORS		TAX RATES	
LAND	670	LAND	230	Non-Bus. Credit	0.087173	Gross Tax Rate	119.500000
IMPR	0	IMPR	0	Owner-Occ.Credit	0.021793	Eff. Tax Rate	52.908021
TOTAL	670	TOTAL	230	Reduction Factor	0.557255		
CAUV LAND	0.00						

TAX DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Fairfield County	1.84	PROJ# AND DESCRIPTION	DELINQUENT	CURRENT	Gross Taxes	27.56
Violet Twp In Corp	1.58				Reduction Factor	-15.38
Pickerington Lsd	6.10				Subtotal	12.18
Pickerington-City	0.96				Non Business Credit	-1.06
Eastland Jvs	0.41				Owner Occupancy Credit	0.00
Pickerington Public Library	0.17				Homestead Reduction	0.00
Fairfield Co Park District	0.06				Current Net Real Estate Taxes	11.12
					Current Net Taxes & Asmts(YEAR)	11.12
					Current Net Taxes & Asmts(HALF)	5.56
		TOTAL	0.00	0.00		
<p>TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE 02/15/2024 Holiday-1/15/2024 Delinquent taxes are subject to tax lien sale DRIVE-THRU SERVICE CHECK AND EXACT CASH ONLY 135 W CHESTNUT ST, LANCASTER, OH Monday - Friday 9AM - 4 PM DRIVE THRU OPENS 1/22/2024-DUE DATE DROP BOX AVAILABLE AFTER HOURS</p>						
					FULL YEAR	11.12
					Payments / Credits	0.00
					HALF YEAR	\$5.56
					FULL YEAR	\$11.12

4


FIRST HALF 2023
TO MAIL - USE RETURN ADDRESS ON REVERSE SIDE
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FAIRFIELD COUNTY TREASURER
PAY ON OR BEFORE February 15, 2024
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SEE REVERSE SIDE

CONTACT PHONE NUMBER () - - - - -	OFFICE USE ONLY	CODE:
CURRENT OWNER: MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	CHECK _____ MO/CC _____ CASH _____ TAX _____ CHANGE _____	PARCEL: 041-05299-00
<input type="checkbox"/> PLEASE CHANGE MY ADDRESS NOTED ON REVERSE SIDE		HALF YEAR: <input type="checkbox"/> \$5.56
		FULL YEAR: <input type="checkbox"/> \$11.12

04105299000000000055600000011124

An aerial photograph of a residential property. A yellow rectangular highlight is drawn over a portion of the lawn, with the text '\$11.12' centered within it. The property includes a large, multi-story house with a grey roof, a concrete driveway, and a concrete walkway leading to the front door. The surrounding area is green grass, and there are trees and a fence visible in the background.

\$11.12