

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$41,630.07	\$41,630.07
Prior Bank - Operating Acct	\$122.00	\$122.00
<b>Total: CASH - OPERATING</b>	<b>\$41,752.07</b>	<b>\$41,752.07</b>
<b>Total: Assets</b>	<b>\$41,752.07</b>	<b>\$41,752.07</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$1,237.50	\$1,237.50
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$1,237.50</b>	<b>\$1,237.50</b>
<b>EQUITY</b>		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
<b>Total: EQUITY</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$16,608.93)	(\$16,608.93)
<b>Total: Liabilities &amp; Equity</b>	<b>\$41,752.07</b>	<b>\$41,752.07</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$400.00	\$-	\$400.00	\$400.00	\$-	\$400.00	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$59,700.00</b>
<b>Total OPERATING INCOME</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$400.00</b>	<b>\$-</b>	<b>\$400.00</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	1,195.00	1,195.00	-	14,340.00
5001-00 Mgmt Misc	995.00	995.00	-	995.00	995.00	-	995.00
5005-00 Office Supplies/Expense	461.11	-	(461.11)	461.11	-	(461.11)	-
5010-00 Postage - Mailings	425.86	97.12	(328.74)	425.86	97.12	(328.74)	1,165.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$3,076.97</b>	<b>\$2,287.12</b>	<b>(\$789.85)</b>	<b>\$3,076.97</b>	<b>\$2,287.12</b>	<b>(\$789.85)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	406.96	100.00	(306.96)	406.96	100.00	(306.96)	100.00
5081-00 Meeting Expense	-	166.63	166.63	-	166.63	166.63	2,000.00
5087-00 Social/Activities Expense	100.00	-	(100.00)	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.13	29.13	-	29.13	29.13	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$506.96</b>	<b>\$295.76</b>	<b>(\$211.20)</b>	<b>\$506.96</b>	<b>\$295.76</b>	<b>(\$211.20)</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	75.00	75.00	-	75.00	75.00	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$-</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.37	333.37	-	333.37	333.37	4,000.00
5152-00 Audit/Tax Preparation	-	250.00	250.00	-	250.00	250.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$583.37</b>	<b>\$583.37</b>	<b>\$-</b>	<b>\$583.37</b>	<b>\$583.37</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	-	100.00	100.00	-	100.00	100.00	1,200.00
<b>Total UTILITIES</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$-</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	1,666.63	1,666.63	-	1,666.63	1,666.63	20,000.00
5420-00 Landscape Other	13,425.00	666.63	(12,758.37)	13,425.00	666.63	(12,758.37)	8,000.00
6000-00 Lake/Pond Maintenance	-	333.37	333.37	-	333.37	333.37	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$13,425.00</b>	<b>\$2,666.63</b>	<b>(\$10,758.37)</b>	<b>\$13,425.00</b>	<b>\$2,666.63</b>	<b>(\$10,758.37)</b>	<b>\$32,000.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5752-00 General Maintenance / Repair	-	166.63	166.63	-	166.63	166.63	2,000.00
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$-</b>	<b>\$166.63</b>	<b>\$166.63</b>	<b>\$-</b>	<b>\$166.63</b>	<b>\$166.63</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$17,008.93</b>	<b>\$6,174.51</b>	<b>(\$10,834.42)</b>	<b>\$17,008.93</b>	<b>\$6,174.51</b>	<b>(\$10,834.42)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>(\$16,608.93)</b>	<b>(\$6,174.51)</b>	<b>(\$10,434.42)</b>	<b>(\$16,608.93)</b>	<b>(\$6,174.51)</b>	<b>(\$10,434.42)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$40,668.46</b>	
1/31/23 3:35 pm <b>Adrian Birchler</b>	Two-O-Four Storage/Picktown Storage Invoice: PTB27	10445 Blacklick Eastern Rd Pickerington, OH 43147	1000	\$339.61
1/31/23 3:35 pm <b>Adrian Birchler</b>	E&S Services LLC Invoice: 21870	6101 Westerville Rd Westerville, OH 43081	1001	\$13,425.00
1/31/23 3:35 pm <b>Adrian Birchler</b>	Deanna Roth Multiple Invoices	912 Carron Circle Pickerington, OH 43147	1002	\$221.50
1/31/23 3:35 pm <b>Adrian Birchler</b>	Fairfield County Treasurer Multiple Invoices	210 E Main St Room 105 Lancaster, OH 43130	1003	\$406.96
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$14,393.07</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>4</b>	<b>\$14,393.07</b>

# INVOICE

**MAKE CHECK PAYABLE TO:**

Two-O-Four Storage/Picktown Storage  
10445 Blacklick Eastern Rd.  
Pickerington, OH 43147  
614-868-9291

**Unit(s)** PTB27  
**Invoice** \_\_\_\_\_  
**Invoice Date** January 5, 2023  
**Due Date** January 5, 2023

**Amount Due** **\$339.61**

HOA MELROSE  
DEANNA ROTH  
912 CARRON CIRCLE  
PICKERINGTON, OH 43147

Please check box if address is incorrect and indicate change. Signature is required to authorize address changes.

\_\_\_\_\_  
Signature

AMOUNT ENCLOSED \$ \_\_\_\_\_

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**DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT**

Unit	Date	Item/Service	Amount	Tax	Due
PTB27	2/1/2023	Rent 2/1-2/28	9.61	0.00	9.61
PTB27	3/1/2023	Rent 3/1-3/31	33.00	0.00	33.00
PTB27	4/1/2023	Rent 4/1-4/30	33.00	0.00	33.00
PTB27	5/1/2023	Rent 5/1-5/31	33.00	0.00	33.00
PTB27	6/1/2023	Rent 6/1-6/30	33.00	0.00	33.00
PTB27	7/1/2023	Rent 7/1-7/31	33.00	0.00	33.00
PTB27	8/1/2023	Rent 8/1-8/31	33.00	0.00	33.00
PTB27	9/1/2023	Rent 9/1-9/30	33.00	0.00	33.00
PTB27	10/1/2023	Rent 10/1-10/31	33.00	0.00	33.00
PTB27	11/1/2023	Rent 11/1-11/30	33.00	0.00	33.00
PTB27	12/1/2023	Rent 12/1-12/31	33.00	0.00	33.00
			<b>Subtotal</b>	\$	339.61
			<b>Taxes</b>	\$	0.00
			<b>Balance Due</b>	\$	339.61

Please remit the total due amount of **\$339.61** to the above address.

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# INVOICE

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

team@pmisciotometro.com  
+1 6142855629  
http://pmisciotometro.com



**PMI SCIOTO METRO**

## Melrose HOA

**Bill to**  
Melrose HOA

**Invoice details**  
Invoice no. : 1040  
Invoice date : 1/1/23  
Due date : 1/1/23

Product or service	Amount
1. <b>Association Management Fee</b> Monthly Management Fee	\$1,195.00
2. <b>Association Setup Fee</b> One-Time Setup Fee	\$995.00
3. <b>Association LetterStream Mailings - First-Class/Certified</b> Paper, Envelopes, Postage, Ink, etc.	\$425.86
<b>Total</b>	<b>\$2,615.86</b>
<b>Overdue</b>	1/1/23

**E & S Services**

PO Box 933430  
Cleveland, OH 44193  
United States

**INVOICE**

Invoice Number: 21870  
Invoice Date: Sep 20, 2022  
Page: 1

Voice: 614-273-5397  
Fax: 614-882-3363

<b>Bill To:</b>
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

<b>Ship to:</b>
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Onyx Realty		Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Email		10/20/22

Quantity	Item	Description	Unit Price	Amount
1.00		Melrose Pond, McLeod Parc, Pickerington, OH 9/13-20/22--Excavated silt, placed rock, and reclaimed area		
1.00		Trucking and Dumping	2,600.00	2,600.00
1.00		Excavator	3,000.00	3,000.00
1.00		Tyoe C Rock Delivered	10,500.00	10,500.00
1.00		Restoration	1,800.00	1,800.00

Melrose Homeowners Association  
PMI Scioto Metro  
ATTN: Adrian Birchler  
1201 Dublin Rd  
Suite 607  
Columbus, Ohio 43215  
614.285.5629  
adrian@pmisciotometro.com

Subtotal	17,900.00
Sales Tax	
Total Invoice Amount	17,900.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>17,900.00</b>

Check/Credit Memo No:

Paid 13425 (75%) on 1.31.23 & will pay remaining 4475 once 'punch-out list is fulfilled

*JDB 2.1.23*