

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$30,331.83	\$0.00	\$30,331.83
Total: CASH - OPERATING	\$30,331.83	\$0.00	\$30,331.83
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$500.00	\$500.00
Total: CASH - RESERVE	\$0.00	\$500.00	\$500.00
Total: Assets	\$30,331.83	\$500.00	\$30,831.83
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$16,393.52	\$0.00	\$16,393.52
Total: CURRENT LIABILITIES - OPERATING	\$16,393.52	\$0.00	\$16,393.52
EQUITY - OPERATING			
Retained Earnings - Operating	\$57,123.50	\$0.00	\$57,123.50
Total: EQUITY - OPERATING	\$57,123.50	\$0.00	\$57,123.50
Net Income Gain/Loss	\$0.00	\$500.00	\$500.00
Net Income Gain/Loss	(\$3,917.00)	\$0.00	(\$3,917.00)
Total: Liabilities & Equity	\$69,600.02	\$500.00	\$70,100.02

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$661.42	\$-	\$661.42	\$661.42	\$-	\$661.42	\$59,700.00
Total ASSESSMENT INCOME	\$661.42	\$-	\$661.42	\$661.42	\$-	\$661.42	\$59,700.00
OTHER INCOME							
4600-00 Delinquent Fee Income	50.00	-	50.00	50.00	-	50.00	-
4610-00 Violation Fee Income	400.00	-	400.00	400.00	-	400.00	-
4801-00 Mgmt Admin Fee - Delinquency	10.00	-	10.00	10.00	-	10.00	-
4802-00 Mgmt Admin Fee - Collections	77.28	-	77.28	77.28	-	77.28	-
Total OTHER INCOME	\$537.28	\$-	\$537.28	\$537.28	\$-	\$537.28	\$-
Total OPERATING INCOME	\$1,198.70	\$-	\$1,198.70	\$1,198.70	\$-	\$1,198.70	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	1,230.85	1,230.85	-	14,770.20
5005-00 Office Supplies/Expense	-	40.00	40.00	-	40.00	40.00	480.00
5006-00 Mgmt Admin Fees	30.00	-	(30.00)	30.00	-	(30.00)	-
5010-00 Mailings	33.58	185.00	151.42	33.58	185.00	151.42	2,220.00
5020-00 Printing	-	75.00	75.00	-	75.00	75.00	75.00
5040-00 Bank Charges / NSF	6.00	-	(6.00)	6.00	-	(6.00)	-
Total ADMINISTRATIVE EXPENSES	\$1,300.43	\$1,530.85	\$230.42	\$1,300.43	\$1,530.85	\$230.42	\$17,545.20
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	405.68	425.00	19.32	405.68	425.00	19.32	425.00
5055-00 Document Storage	429.00	-	(429.00)	429.00	-	(429.00)	-
5087-00 Social/Activities Expense	100.00	100.00	-	100.00	100.00	-	1,200.00
5170-00 Website Expenses	-	9.63	9.63	-	9.63	9.63	116.00
Total OTHER ADMINISTRATIVE	\$934.68	\$534.63	(\$400.05)	\$934.68	\$534.63	(\$400.05)	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	770.96	86.59	(684.37)	770.96	86.59	(684.37)	1,039.08
Total INSURANCE EXPENSES	\$770.96	\$86.59	(\$684.37)	\$770.96	\$86.59	(\$684.37)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	150.00	150.00	-	150.00	150.00	1,800.00
5152-00 Audit/Tax Preparation	-	300.00	300.00	-	300.00	300.00	300.00
Total PROFESSIONAL EXPENSES	\$-	\$450.00	\$450.00	\$-	\$450.00	\$450.00	\$2,100.00
UTILITIES							
5500-00 Electricity	64.00	208.37	144.37	64.00	208.37	144.37	2,500.00
Total UTILITIES	\$64.00	\$208.37	\$144.37	\$64.00	\$208.37	\$144.37	\$2,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	1,469.95	1,935.00	465.05	1,469.95	1,935.00	465.05	23,220.00
6000-00 Lake/Pond Maintenance	-	-	-	-	-	-	3,295.00
Total LANDSCAPE EXPENSES	\$1,469.95	\$1,935.00	\$465.05	\$1,469.95	\$1,935.00	\$465.05	\$26,515.00
MAINTENANCE/REPAIRS							
5752-00 General Maintenance / Repair	75.68	194.72	119.04	75.68	194.72	119.04	1,734.72
6763-00 Fountain Maintenance / Repair	-	525.00	525.00	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$75.68	\$719.72	\$644.04	\$75.68	\$719.72	\$644.04	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	500.00	500.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$500.00	\$500.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$5,115.70	\$5,965.16	\$849.46	\$5,115.70	\$5,965.16	\$849.46	\$59,700.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$3,917.00)</u>	<u>(\$5,965.16)</u>	<u>\$2,048.16</u>	<u>(\$3,917.00)</u>	<u>(\$5,965.16)</u>	<u>\$2,048.16</u>	<u>\$0.00</u>

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	\$-	\$500.00	\$500.00	\$-	\$6,000.00
Total RESERVE INCOME	\$500.00	\$500.00	\$-	\$500.00	\$500.00	\$-	\$6,000.00
Total RESERVE INCOME	\$500.00	\$500.00	\$-	\$500.00	\$500.00	\$-	\$6,000.00
Net Reserve:	\$500.00	\$500.00	\$-	\$500.00	\$500.00	\$-	\$6,000.00

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
EMSI Inc								
01/16/2024	IN45354	12/31/2023		Paid (check)		\$1,469.95		\$ -
							Payment Type: Check	
					EMSI Inc Total:	\$ 1,469.95		\$ 0.00
Fairfield County Treasurer								
01/31/2024	010124-9-00	01/01/2024		Paid (check)		\$11.12		-
							Payment Type: Check	
01/31/2024	010124-8-00	01/01/2024		Paid (check)		\$82.10		-
							Payment Type: Check	
01/31/2024	010124-7-00	01/01/2024		Paid (check)		\$29.96		-
							Payment Type: Check	
01/31/2024	010124-6-00	01/01/2024		Paid (check)		\$148.74		-
							Payment Type: Check	
01/31/2024	010124-6-0	01/01/2024		Paid (check)		\$133.76		-
							Payment Type: Check	
					Fairfield County Treasurer Total:	\$ 405.68		\$ 0.00
Jackson Brandel								
01/08/2024	010524-	01/05/2024		Paid (check)		\$208.68		-
							Payment Type: Check	
					Jackson Brandel Total:	\$ 208.68		\$ 0.00
Scioto Metro LLC - Management Module Only								
01/03/2024	1951	01/01/2024	01/02/2024	Paid (ACH)		\$1,230.85		-
			Adrian Birchler				Payment Type: ACH	
01/08/2024	1991	01/01/2024	01/08/2024	Paid (ACH)		\$63.58		-
			Adrian Birchler				Payment Type: ACH	
					Scioto Metro LLC - Management Module Only Total:	\$ 1,294.43		\$ 0.00
South Central Power Company								
01/08/2024	20240108-376530	12/22/2023		Paid (check)		\$64.00		-
							Payment Type: Check	
					South Central Power Company Total:	\$ 64.00		\$ 0.00
Two-O-Four Storage/Picktown Storage								
01/23/2024	010324-	01/03/2024		Paid (check)		\$396.00		-
							Payment Type: Check	
					Two-O-Four Storage/Picktown Storage Total:	\$ 396.00		\$ 0.00
					Melrose HOA 11 Invoice(s) Totaling:	\$ 3,838.74		\$ 0.00
					GRAND 11 Invoice(s) Totaling:	\$3,838.74		\$ 0.00

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$31,712.91	
1/9/24 6:16 am	Jackson Brandel Payment - Invoice No: 010524-	891 Selkirk Way Pickerington, OH 43147	100021	\$208.68
1/11/24 6:11 am	South Central Power Company Payment - Invoice No: 20240108-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300009	\$64.00
1/17/24 6:31 am	EMSI Inc Payment - Invoice No: IN45354	8220 Industrial Parkway Plain City, OH 43064	100022	\$1,469.95
1/24/24 6:09 am	Two-O-Four Storage/Picktown Storage Payment - Invoice No: 010324-	10445 Blacklick Eastern Rd Pickerington, OH 43147	100023	\$396.00
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$2,138.63
Melrose HOA Total Check(s) & Amount Printed			4	\$2,138.63



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

Invoice Number	1951
Invoice Date	01/01/2024

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
Management Fee (Monthly Fee)						
01/01/2024	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



Invoice Number	1991
Invoice Date	01/01/2024

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
Administrative						
12/07/2023	Admin Fee - Collections Filing - Account - MH187	1.00	\$100.00	\$30.00	\$0.00	\$30.00
Administrative Total				\$30.00	\$0.00	\$30.00
Reimbursement						
01/01/2024	Reimburse - Payments - Check Mailings	5.00	\$1.25	\$6.25	\$0.00	\$6.25
01/01/2024	Reimburse - CINC Mailings - Standard Mailings	27.00	\$0.00	\$27.33	\$0.00	\$27.33
Reimbursement Total				\$33.58	\$0.00	\$33.58
MH - Melrose HOA Total				\$63.58	\$0.00	\$63.58

Reimbursement Request Form

REQUESTOR INFORMATION

Association Name:

Requestor Name:

Property Address:

City/State/Zip:

Email: **Phone:**

Reimbursements totaling more than \$600 in a tax year require social security number (SSN).

SSN:

If mailing address is the same as the property address, move on to Reimbursement Information.

Mailing Address:

City/State/Zip:

REIMBURSEMENT INFORMATION

Reimbursement Amount Requested (\$):

Description of Reimbursable Expenses:

12.15.23	Amazon gift cards for Holiday contest	100.00
1.2.23	Lowes lights for entry way @ Melrose	75.68
1.3.23	TYwo-O-Four Storage January	33.00

Receipt(s) Included: Check to Confirm

Reimbursement by: ACH Check

Routing #: **Account #:**

Reimbursement requests should include applicable receipts and description of reimbursable expenses and are subject to approval by the Board of Directors.

Normal request processing is up to 10 business days.

Requests should be returned to PMI Scioto Metro via mail or email:

Email: team@pmisciotometro.com

Mail: [Association Name]
% PMI Scioto Metro
1201 Dublin Rd, Ste 607
Columbus, OH 43215



Order Type: In Store
Order Date: December 15, 2023
Order Number: 016~00538~2023-12-15~552~1001648
Loyalty Card (last 4): #0137



Kroger
1045 Hill Rd N
Pickerington, OH 43147 USA

Rewards



Total Savings: \$43.51

Order Summary

Original Item Total	\$365.27
Item Coupons/Sales	-\$43.51
Sales Tax	+\$2.70
Order Total	\$324.46

Item Details

56 Items

Amazon \$50 Gift Card, 1 ct	\$50.00
1 x \$50.00 each UPC: 0007675016058	
Amazon \$50 Gift Card, 1 ct	\$50.00
1 x \$50.00 each UPC: 0007675016058	

Payment Details

VISA 0381

Authorization Code
Application Label
Application Id
Verified By Pin

TERMINAL ID 552

\$324.46

8082DBA4058CBECD

A000000081010

FALSE

jacksonbrandel@gmail.com

From: Lowe's Home Improvement <do-not-reply@notifications.lowes.com>
Sent: Tuesday, January 2, 2024 6:43 PM
To: jacksonbrandel@gmail.com
Subject: Thanks for Your Order! #928175692



Thanks, jackson We've Received Your Order

Order # **928175692**

Invoice # 94124

Placed January 2, 2024

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

[Manage Order](#)



Get the Lowe's app

Download our app for live order tracking.

[Get App](#)

Payment Summary

Subtotal (2 items)	\$70.89
Savings	(\$5.99)
Delivery	\$0.00
Total Tax	\$4.79
Total	\$75.68



**** * 0381

0381



Shipping Details

Shipping Address

jackson brandel
891 SELKIRK WAY
PICKERINGTON, OH 43147
614-581-7043



Need Help ?

Visit our [Help Center](#).

LED 120-Watt EQ PAR38 Soft White Medium Base (e-26)
Dimmable LED Light Bulb (2-Pack)

QTY
1

Item #: **4664924**|Model #: **861752**
Unit Price: **\$20.94**|Subtotal: **\$20.94**

Shipping Method: Standard 1 - 4 Business Days
Estimated Delivery Date: **Jan. 11, 2024**



Shipping Details

Shipping Address

jackson brandel
891 SELKIRK WAY
PICKERINGTON, OH 43147
614-581-7043



Need Help ?

Visit our [Help Center](#).

75-Watt EQ A19 Soft White Medium Base (e-26) Dimmable
LED Light Bulb (12-Pack)

QTY
1

Item #: **4978261**|Model #: **LR21431-12PK**
Unit Price: **\$49.95**|Subtotal: **\$49.95**

Shipping Method: Standard 1 - 4 Business Days
Estimated Delivery Date: **Jan. 8, 2024**



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



0
\$null

120-Watt EQ PAR38
Soft White Medium
Base (e-26) Dimmable
LED Light Bulb (12-
Pack)
[Shop Now](#)



0
\$null

60-Watt EQ A19 Green
Medium Base (e-26)
LED Light Bulb (6-Pack)
[Shop Now](#)



0
\$null

3.68-in 1-Light Brushed
Nickel LED
Contemporary/Modern
Vanity Light
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[Lowes.com](https://www.Lowes.com)



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1000 Lowe's Boulevard, Mooresville, NC 28117

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204/Picktown/Baltimore/Millersport Storage
10445 Blacklick Eastern Rd.
Pickerington, OH 43147
614-868-9291
services@204storage.com

Payment Receipt

Company HOA MELROSE
Tenant DEANNA ROTH
Address 912 CARRON CIRCLE
City, State, Zip PICKERINGTON, OH 43147

By Jeanette Brewer

Lease Number 6863
Date Printed January 3, 2024
Payment Date January 3, 2024 11:20 AM
Paid Thru January 31, 2024
Current Balance \$0.00
Receipt Number 128194
Unit PTB27

<u>Date</u>	<u>Unit</u>	<u>Description</u>	<u>Charge</u>	<u>Discount</u>	<u>Tax</u>	<u>Total</u>	<u>Payment</u>	<u>Method</u>
-------------	-------------	--------------------	---------------	-----------------	------------	--------------	----------------	---------------

01/01/24	PTB27	Rent 1/1-1/31	33.00	0.00	0.00	33.00	33.00	Visa
		Taxes					0.00	
		Payment (less tax)					33.00	
		Payment Subtotal					33.00	
		Credits Applied					0.00	
		Refunds Applied					0.00	
		Total Applied to Account					33.00	

Current Account Balance \$0.00
Paid By Visa *****0381
Paid Thru Date January 31, 2024

Transaction Type Sale

Authorization 03155D
Reference p1_txn_6595897075ee7fb708a451f

I agree to pay the above amount according to the card issuer statement.

x _____

Memo:

NO REFUNDS ON SUPPLIES!

TENANT ID NUMB.: 965353



Invoice

#IN45354

12/31/2023

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

Client

Accounts Payable
PMI Scioto Metro
Attn: Adrian Birchler
1201 Dublin Rd, Ste 607
Columbus OH 43215
United States

Project

Melrose HOA
891 Selkirk Way
Pickerington OH 43147
United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	01/30/2024		107318	

Item	Quantity	UOM	Price	Total
Fall Clean Up Of Beds/Grounds Service Dates: 12/13/2023 (1)	1	EA	\$1,377.00	\$1,377.00

Subtotal			\$1,377.00
Tax Total (6.75%)			\$92.95
Total			\$1,469.95



IN45354

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 3, 2024
Due Date January 31, 2024

Amount Due **\$396.00**

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 \$ _____

DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Unit	Date	Item/Service	Amount	Tax	Due
PTB27	2/1/2024	Rent 2/1-2/29	33.00	0.00	33.00
PTB27	3/1/2024	Rent 3/1-3/31	33.00	0.00	33.00
PTB27	4/1/2024	Rent 4/1-4/30	33.00	0.00	33.00
PTB27	5/1/2024	Rent 5/1-5/31	33.00	0.00	33.00
PTB27	6/1/2024	Rent 6/1-6/30	33.00	0.00	33.00
PTB27	7/1/2024	Rent 7/1-7/31	33.00	0.00	33.00
PTB27	8/1/2024	Rent 8/1-8/31	33.00	0.00	33.00
PTB27	9/1/2024	Rent 9/1-9/30	33.00	0.00	33.00
PTB27	10/1/2024	Rent 10/1-10/31	33.00	0.00	33.00
PTB27	11/1/2024	Rent 11/1-11/30	33.00	0.00	33.00
PTB27	12/1/2024	Rent 12/1-12/31	33.00	0.00	33.00
PTB27	1/1/2025	Rent 1/1-1/31	33.00	0.00	33.00
				Subtotal	\$ 396.00
				Taxes	\$ 0.00
				Balance Due	\$ 396.00

Please remit the total due amount of \$396.00 to the above address.
