

End Date: 01/31/2024

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

PMI SCIOTO METRO

Melrose HOA

From 01/01/2024 to 01/31/2024

	C	Current Period			Year-to-date		Annua
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME ASSESSMENT INCOME							
4000-00 Assessment General	\$661.42	\$-	\$661.42	\$661.42	\$-	\$661.42	\$59,700.00
Total ASSESSMENT INCOME OTHER INCOME	\$661.42	\$-	\$661.42	\$661.42	\$-	\$661.42	\$59,700.00
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 OTHER ADMINISTRATIVE	\$1,300.43	\$1,530.85	\$230.42	\$1,300.43	\$1,530.85	\$230.42	\$17,545.20
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
5045-00 Insurance Expense	770.96	86.59	(684.37)	770.96	86.59	(684.37)	1,039.08
Total INSURANCE EXPENSES PROFESSIONAL EXPENSES	\$770.96	\$86.59	(\$684.37)	\$770.96	\$86.59	(\$684.37)	\$1,039.08
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 UTILITIES	\$-	\$450.00	\$450.00	\$-	\$450.00	\$450.00	\$2,100.00
5500-00 Electricity	64.00	208.37	144.37	64.00	208.37	144.37	2,500.00
Total UTILITIES LANDSCAPE EXPENSES	\$64.00	\$208.37	\$144.37	\$64.00	\$208.37	\$144.37	\$2,500.00
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 MAINTENANCE/REPAIRS	\$1,469.95	\$1,935.00	\$465.05	\$1,469.95	\$1,935.00	\$465.05	\$26,515.00
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 RESERVE CONTRIBUTION	\$75.68	\$719.72	\$644.04	\$75.68	\$719.72	\$644.04	\$2,259.72
8500-00 Reserve Contribution	500.00	500.00	_	500.00	500.00	-	6,000.00
	\$500.00	\$500.00		\$500.00	\$500.00		\$6,000.00
Total RESERVE CONTRIBUTION Total OPERATING EXPENSE	\$5,115.70	\$5,965.16	φ- \$849.46	\$5,115.70	\$5,965.16	φ- \$849.46	\$59,700.00





From 01/01/2024 to 01/31/2024

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



From 01/01/2024 to 01/31/2024

	C	urrent Perio	d		Year-to-date		Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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



Invoice Status - Paid Paid Date: 1/1/2024 - 1/31/2024

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status La	st 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
	nty Treasurer						
)1/31/2024	010124-9-00	01/01/2024		Paid (check)		\$11.12	-
4/04/0004	040404.0.00	04/04/2024		Daid (abaald)		Payment Type: Check	
1/31/2024	010124-8-00	01/01/2024		Paid (check)		\$82.10	-
1/31/2024	010124-7-00	01/01/2024		Paid (check)		Payment Type: Check \$29.96	_
1/31/2024	010124-7-00	01/01/2024		r aid (Gricok)		Payment Type: Check	_
1/31/2024	010124-6-00	01/01/2024		Paid (check)		\$148.74	_
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.0.2.000			,		Payment Type: Check	
1/31/2024	010124-6-0	01/01/2024		Paid (check)		\$133.76	-
				Fairfield County Treasu	rer Total:	Payment Type: Check \$ 405.68	\$ 0.00
lackson Brai	ndel			·			
01/08/2024	010524-	01/05/2024		Paid (check)		\$208.68	-
						Payment Type: Check	
				Jackson Bran	del Total:	\$ 208.68	\$ 0.00
cioto Metro	LLC - Management N	lodule Only					
1/03/2024	1951	01/01/2024	01/02/2024	Paid (ACH)		\$1,230.85	-
			Adrian Birchler			Payment Type: ACH	
1/08/2024	1991	01/01/2024	01/08/2024	Paid (ACH)		\$63.58	-
			Adrian Birchler			Payment Type: ACH	
		S	cioto Metro LLC -	- Management Module O	nly Total:	\$ 1,294.43	\$ 0.00
	I Power Company						
1/08/2024	20240108-376530	12/22/2023		Paid (check)		\$64.00	-
			_			Payment Type: Check	
			Sou	th Central Power Compa	iny Total:	\$ 64.00	\$ 0.00
	Storage/Picktown Sto	_		5		****	
1/23/2024	010324-	01/03/2024		Paid (check)		\$396.00	-
			Two O Farm	· Storogo/Bioletown Store	an Total	Payment Type: Check \$ 396.00	\$ 0.00
				Storage/Picktown Stora	_	·	\$ 0.00 \$ 0.00
			Meli	rose HOA 11 Invoice(s)	iotaling:	\$ 3,838.74	\$ U.UU



PMI SCIOTO METRO

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

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - 0	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 - 0	Operating 2281: ***2281 Total Check Amount P	rinted		\$2,138.63
Melrose HOA Total	Check(s) & Amount Printed		4	\$2,138.63



 Invoice Number
 1951

 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
Mana	gement Fee (Monthly Fee)					
01/01/2024	4 Monthly Fee	1.00	\$1,230.85	\$1,230.85	\$0.00	\$1,230.85
		Management Fee (Mor	nthly Fee) Total	\$1,230.85	\$0.00	\$1,230.85
		MH - Meir	ose 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
Admir	istrative					
12/07/2023	Admin Fee - Collections Filing - Account - MH187	1.00	\$100.00	\$30.00	\$0.00	\$30.00
		Adm	inistrative Total	\$30.00	\$0.00	\$30.00
Reimb	ursement					
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
		Reimb	oursement Total	\$33.58	\$0.00	\$33.58
		MH - Me	rose HOA Total	\$63.58	\$0.00	\$63.58



Reimbursement Request Form

REQUESTOR INFORMATION

Association Name: Melrose HOA
Requestor Name: Jackson Brandel
Property Address: 891 Selkirk Way
City/State/Zip: Pickerington, Ohio 43147
Email: jacksondbrandel@gmail.com Phone: 6145817043
Reimbursements totaling more than \$600 in a tax year require social security number (SSN).
SSN:
f mailing address is the same as the property address, move on to Reimbursement Information.
Mailing Address:
City/State/Zip:
REIMBURSEMENT INFORMATION
Poimburgoment Amount Boguested (\$), 205 co
Reimbursement Amount Requested (\$): 205.68
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:
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: <u>team@pmisciotometro.com</u>
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

\$324.46 Order Total

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 TERMINAL ID 552 VISA 0381 \$324.46 Authorization Code 8088D8A4098C8ECD Application Label Application Id A0000000031010 Verified By Pin TALSE

jacksondbrandel@gmail.com

From: Lowe's Home Improvement <do-not-reply@notifications.lowes.com>

Sent: Tuesday, January 2, 2024 6:43 PM **To:** jacksondbrandel@gmail.com

Subject: Thanks for Your Order! #928175692





Thanks, jackson We've Received Your Order

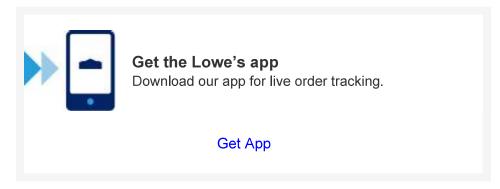
Order # 928175692

Invoice # 94124

Placed January 2, 2024

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

Manage Order

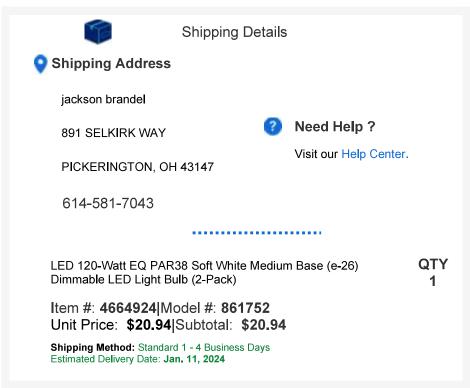


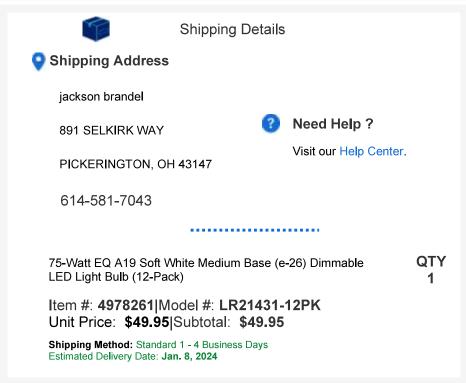
Payment Summary				
Subtotal (2 items)	\$70.89			
Savings	(\$5.99)			
Delivery	\$0.00			
Total Tax	\$4.79			
Total	\$75.68			

VISA

**** **** ****

0381







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.

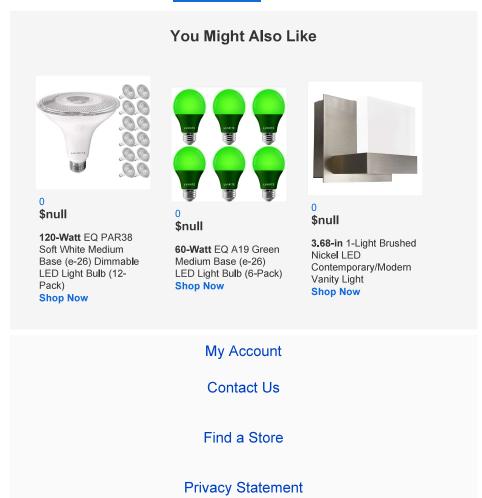
*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See Return Policy and Exceptions for details.



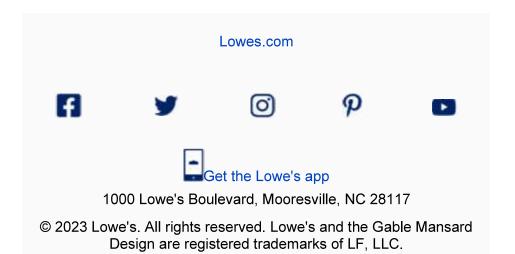
Lowe's Billing Policy

For more information on when you'll be charged, view our **Billing Policy**.



Billing Policy

Return & Refund Policy



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

Payment Receipt

CompanyHOA MELROSETenantDEANNA ROTHAddress912 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

Date	Unit	Description	Charge	Discount	Tax	Total	Payment	Method
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		ount	33.00	
Transaction Type Sale			Current Account Balance Paid By Paid Thru Date			\$0.00 Visa *****0381 January 31, 2024		
Hansacu	оп туре	: Sale						
Authoriza Reference		155D n_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 Net 30	Due Date 01/30/2024	PO #		Project 107318	Shipping	Shipping Method	
Item			Quantity	иом	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	
				Т	otal	\$1,469.95	

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	å 20 <i>C</i> 00

Subtotal 396.00 Taxes \$ 0.00 Balance Due \$ 396.00

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