

	Operating	Total
Assets		
CASH - OPERATING		
SouthState Bank - Operating Acct	\$62,326.18	\$62,326.18
Total: CASH - OPERATING	\$62,326.18	\$62,326.18
Total: Assets	\$62,326.18	\$62,326.18
Liabilities & Equity		
CURRENT LIABILITIES - OPERATING		
Prepaid Assessment	\$769.84	\$769.84
Total: CURRENT LIABILITIES - OPERATING	\$769.84	\$769.84
EQUITY		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
Total: EQUITY	\$57,123.50	\$57,123.50
Net Income Gain/Loss	\$4,432.84	\$4,432.84
Total: Liabilities & Equity	\$62,326.18	\$62,326.18

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$300.00	\$-	\$300.00	\$62,748.00	\$59,700.00	\$3,048.00	\$59,700.00
Total ASSESSMENT INCOME	\$300.00	\$-	\$300.00	\$62,748.00	\$59,700.00	\$3,048.00	\$59,700.00
OTHER INCOME							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	150.00	-	150.00	2,975.96	-	2,975.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	80.00	-	80.00	680.00	-	680.00	-
Total OTHER INCOME	\$230.00	\$-	\$230.00	\$4,480.96	\$-	\$4,480.96	\$-
Total OPERATING INCOME	\$530.00	\$-	\$530.00	\$67,228.96	\$59,700.00	\$7,528.96	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	8,365.00	8,365.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	100.00	-	(100.00)	590.00	-	(590.00)	-
5010-00 Postage - Mailings	556.16	97.08	(459.08)	1,580.45	679.60	(900.85)	1,165.00
Total ADMINISTRATIVE EXPENSES	\$1,851.16	\$1,292.08	(\$559.08)	\$12,131.56	\$10,039.60	(\$2,091.96)	\$16,500.00
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	1,027.50	166.67	(860.83)	1,027.50	1,166.65	139.15	2,000.00
5087-00 Social/Activities Expense	29.14	-	(29.14)	129.14	-	(129.14)	-
5170-00 Website Expenses	309.21	29.17	(280.04)	309.21	204.15	(105.06)	350.00
Total OTHER ADMINISTRATIVE	\$1,365.85	\$195.84	(\$1,170.01)	\$1,897.81	\$1,470.80	(\$427.01)	\$2,450.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	75.00	75.00	-	525.00	525.00	900.00
Total INSURANCE EXPENSES	\$-	\$75.00	\$75.00	\$-	\$525.00	\$525.00	\$900.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	50.00	333.33	283.33	725.00	2,333.35	1,608.35	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
Total PROFESSIONAL EXPENSES	\$50.00	\$333.33	\$283.33	\$950.00	\$2,583.35	\$1,633.35	\$4,250.00
UTILITIES							
5500-00 Electricity	285.00	100.00	(185.00)	1,094.00	700.00	(394.00)	1,200.00
Total UTILITIES	\$285.00	\$100.00	(\$185.00)	\$1,094.00	\$700.00	(\$394.00)	\$1,200.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	2,491.41	1,666.67	(824.74)	9,345.44	11,666.65	2,321.21	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	4,666.65	(9,216.23)	8,000.00
5425-00 Landscape Replace / Improvement	2,331.53	-	(2,331.53)	4,751.02	-	(4,751.02)	-
6000-00 Lake/Pond Maintenance	-	333.33	333.33	18,440.86	2,333.35	(16,107.51)	4,000.00
Total LANDSCAPE EXPENSES	\$4,822.94	\$2,666.67	(\$2,156.27)	\$46,420.20	\$18,666.65	(\$27,753.55)	\$32,000.00
MAINTENANCE/REPAIRS							
5752-00 General Maintenance / Repair	136.63	166.67	30.04	302.55	1,166.65	864.10	2,000.00
Total MAINTENANCE/REPAIRS	\$136.63	\$166.67	\$30.04	\$302.55	\$1,166.65	\$864.10	\$2,000.00
Total OPERATING EXPENSE	\$8,511.58	\$4,829.59	(\$3,681.99)	\$62,796.12	\$35,152.05	(\$27,644.07)	\$59,300.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$7,981.58)</u>	<u>(\$4,829.59)</u>	<u>(\$3,151.99)</u>	<u>\$4,432.84</u>	<u>\$24,547.95</u>	<u>(\$20,115.11)</u>	<u>\$400.00</u>

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
Deanna Roth								
07/03/2023	061423-	06/14/2023		Paid (check)		\$29.14		\$ -
						Payment Type: Check		
07/19/2023	071323912	07/13/2023		Paid (check)		\$96.63		-
						Payment Type: Check		
07/19/2023	071323	07/13/2023		Paid (check)		\$40.00		-
						Payment Type: Check		
					Deanna Roth Total:	\$ 165.77		\$ 0.00
EMSI Inc								
07/03/2023	IN35827	05/31/2023		Paid (check)		\$2,491.41		-
						Payment Type: Check		
07/19/2023	IN37327	06/30/2023		Paid (check)		\$2,331.53		-
						Payment Type: Check		
					EMSI Inc Total:	\$ 4,822.94		\$ 0.00
Jackson Brandel								
07/27/2023	072523-	07/25/2023		Paid (check)		\$309.21		-
						Payment Type: Check		
					Jackson Brandel Total:	\$ 309.21		\$ 0.00
Scioto Metro LLC								
07/03/2023	1046	07/03/2023	07/03/2023	Paid (ACH)		\$1,195.00		-
			Adrian Birchler			Payment Type: ACH		
07/03/2023	1059	07/01/2023	07/03/2023	Paid (ACH)		\$656.16		-
			Adrian Birchler			Payment Type: ACH		
					Scioto Metro LLC Total:	\$ 1,851.16		\$ 0.00
South Central Power Company								
07/07/2023	20230707-376530	06/22/2023		Paid (check)		\$285.00		-
						Payment Type: Check		
					South Central Power Company Total:	\$ 285.00		\$ 0.00
Williams & Strohm								
07/11/2023	070523-	07/05/2023		Paid (check)		\$50.00		-
						Payment Type: Check		
					Williams & Strohm Total:	\$ 50.00		\$ 0.00
Zachariah James								
07/06/2023	10122471	07/06/2023	07/06/2023	Paid (check)		\$1,027.50		-
			Adrian Birchler			Payment Type: Check		
					Zachariah James Total:	\$ 1,027.50		\$ 0.00
					Melrose HOA 11 Invoice(s) Totaling:	\$ 8,511.58		\$ 0.00
					GRAND 11 Invoice(s) Totaling:	\$8,511.58		\$ 0.00



Invoice Number	1046
Invoice Date	07/03/2023

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

Melrose HOA
 c/o PMI Scioto Metro
 PO Box 367
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
07/03/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
Management Fee (Monthly Fee) Total				\$1,195.00	\$0.00	\$1,195.00
MH - Melrose HOA Total				\$1,195.00	\$0.00	\$1,195.00



Invoice

#IN35827

05/31/2023

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	06/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 05/05/2023 (1) 05/11/2023 (1) 05/18/2023 (1) 05/25/2023 (1)	4	EA	\$396.02	\$1,584.08
Bed Maintenance & Curb Line Care Service Dates: 05/05/2023 (1) 05/11/2023 (1) 05/18/2023 (1) 05/25/2023 (1)	4	EA	\$40.80	\$163.20
Late Spring/Early Summer Application Service Dates: 05/24/2023 (1)	1	EA	\$586.59	\$586.59

Subtotal	\$2,333.87
Tax Total (6.75%)	\$157.54
Total	\$2,491.41



IN35827



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

Invoice

#IN37327

06/30/2023

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	07/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 06/01/2023 (1) 06/09/2023 (1) 06/15/2023 (1) 06/21/2023 (1) 06/29/2023 (1)	5	EA	\$396.02	\$1,980.10
Bed Maintenance & Curb Line Care Service Dates: 06/01/2023 (1) 06/09/2023 (1) 06/15/2023 (1) 06/21/2023 (1) 06/29/2023 (1)	5	EA	\$40.80	\$204.00

Subtotal	\$2,184.10
Tax Total (6.75%)	\$147.43
Total	\$2,331.53



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
ATTN: Adrian Birchler
adrian@pmisciotometro.com

July 5, 2023

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
6/5/2023 BT Review court docket, sale results, and bankruptcy information per email from PM. Draft response to PM with legal options for attempting to recover past due assessments. (Dayton, Charles D. & Karen J. -822 Elgin Circle)	0.20 250.00/hr	50.00
For professional services rendered	<u>0.20</u>	<u>\$50.00</u>
Previous balance		\$350.00
6/13/2023 Payment - check #100000. Thank you.		<u>(\$350.00)</u>
Total payments and adjustments		<u>(\$350.00)</u>
Balance due		<u><u>\$50.00</u></u>

Payment due upon receipt; does not include payments made after July 5, 2023