

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
SouthState Bank - Operating Acct	\$45,152.55	\$0.00	\$45,152.55
<b>Total: CASH - OPERATING</b>	<b>\$45,152.55</b>	<b>\$0.00</b>	<b>\$45,152.55</b>
<b>CASH - RESERVE</b>			
SouthState Bank - Reserve	\$0.00	\$3,506.11	\$3,506.11
<b>Total: CASH - RESERVE</b>	<b>\$0.00</b>	<b>\$3,506.11</b>	<b>\$3,506.11</b>
<b>Total: Assets</b>	<b>\$45,152.55</b>	<b>\$3,506.11</b>	<b>\$48,658.66</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessment	\$996.46	\$0.00	\$996.46
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$996.46</b>	<b>\$0.00</b>	<b>\$996.46</b>
<b>EQUITY - OPERATING</b>			
Retained Earnings - Operating	\$17,855.31	\$0.00	\$17,855.31
<b>Total: EQUITY - OPERATING</b>	<b>\$17,855.31</b>	<b>\$0.00</b>	<b>\$17,855.31</b>
Net Income Gain/Loss	\$0.00	\$3,506.11	\$3,506.11
Net Income Gain/Loss	\$26,300.78	\$0.00	\$26,300.78
<b>Total: Liabilities &amp; Equity</b>	<b>\$45,152.55</b>	<b>\$3,506.11</b>	<b>\$48,658.66</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$397.52	\$-	\$397.52	\$62,839.67	\$59,700.00	\$3,139.67	\$59,700.00
Total ASSESSMENT INCOME	\$397.52	\$-	\$397.52	\$62,839.67	\$59,700.00	\$3,139.67	\$59,700.00
OTHER INCOME							
4510-00 Bank Return Fees	(6.00)	-	(6.00)	-	-	-	-
4570-00 Miscellaneous Income	-	-	-	300.00	-	300.00	-
4600-00 Delinquent Fee Income	(0.96)	-	(0.96)	2,749.04	-	2,749.04	-
4610-00 Violation Fee Income	80.00	-	80.00	925.00	-	925.00	-
4801-00 Mgmt Admin Fee - Delinquency	290.96	-	290.96	1,070.00	-	1,070.00	-
4802-00 Mgmt Admin Fee - Collections	290.00	-	290.00	940.71	-	940.71	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	35.00	-	35.00	-
Total OTHER INCOME	\$654.00	\$-	\$654.00	\$6,019.75	\$-	\$6,019.75	\$-
Total OPERATING INCOME	\$1,051.52	\$-	\$1,051.52	\$68,859.42	\$59,700.00	\$9,159.42	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	8,615.95	8,615.95	-	14,770.20
5001-00 Mgmt Misc	-	-	-	20.00	-	(20.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	280.00	280.00	480.00
5006-00 Mgmt Admin Fees	110.00	-	(110.00)	2,273.79	-	(2,273.79)	-
5010-00 Mailings	54.43	185.00	130.57	702.51	1,295.00	592.49	2,220.00
5020-00 Printing	-	-	-	-	75.00	75.00	75.00
5040-00 Bank Charges / NSF	(6.00)	-	6.00	-	-	-	-
Total ADMINISTRATIVE EXPENSES	\$1,389.28	\$1,455.85	\$66.57	\$11,612.25	\$10,265.95	(\$1,346.30)	\$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)	-
5081-00 Meeting Expense	(1,000.00)	-	1,000.00	225.00	-	(225.00)	-
5087-00 Social/Activities Expense	25.91	100.00	74.09	125.91	700.00	574.09	1,200.00
5170-00 Website Expenses	-	9.67	9.67	-	67.65	67.65	116.00
Total OTHER ADMINISTRATIVE	(\$974.09)	\$109.67	\$1,083.76	\$1,185.59	\$1,192.65	\$7.06	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	770.96	606.13	(164.83)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$770.96	\$606.13	(\$164.83)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	264.50	150.00	(114.50)	1,352.00	1,050.00	(302.00)	1,800.00
5152-00 Audit/Tax Preparation	-	-	-	250.00	300.00	50.00	300.00
Total PROFESSIONAL EXPENSES	\$264.50	\$150.00	(\$114.50)	\$1,602.00	\$1,350.00	(\$252.00)	\$2,100.00
UTILITIES							
5500-00 Electricity	375.00	208.33	(166.67)	1,528.00	1,458.35	(69.65)	2,500.00
Total UTILITIES	\$375.00	\$208.33	(\$166.67)	\$1,528.00	\$1,458.35	(\$69.65)	\$2,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	2,235.73	1,935.00	(300.73)	12,282.17	13,545.00	1,262.83	23,220.00
5430-00 Front Entrance / Mulch / Cleaning	-	-	-	194.00	-	(194.00)	-
5470-00 Snow / Ice Management	-	-	-	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	-	1,647.50	1,647.50	3,306.00	3,295.00	(11.00)	3,295.00
Total LANDSCAPE EXPENSES	\$2,235.73	\$3,582.50	\$1,346.77	\$15,812.17	\$16,840.00	\$1,027.83	\$26,515.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$56.93	\$-	(\$56.93)	\$341.99	\$-	(\$341.99)	\$-
5455-00 Lighting Maintenance / Repair	-	-	-	5,230.00	-	(5,230.00)	-
5752-00 General Maintenance / Repair	-	140.00	140.00	75.68	1,034.72	959.04	1,734.72
5780-00 Exterior Pressure Washing / Other	-	-	-	900.00	-	(900.00)	-
6763-00 Fountain Maintenance / Repair	-	-	-	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$56.93	\$140.00	\$83.07	\$6,547.67	\$1,559.72	(\$4,987.95)	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	3,500.00	3,500.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$3,500.00	\$3,500.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$3,847.35	\$6,232.94	\$2,385.59	\$42,558.64	\$36,772.80	(\$5,785.84)	\$59,700.00
Net Income:	(\$2,795.83)	(\$6,232.94)	\$3,437.11	\$26,300.78	\$22,927.20	\$3,373.58	\$0.00

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	\$-	\$3,500.00	\$3,500.00	\$-	\$6,000.00
4910-00 Bank Interest Reserve	1.90	-	1.90	6.11	-	6.11	-
Total RESERVE INCOME	\$501.90	\$500.00	\$1.90	\$3,506.11	\$3,500.00	\$6.11	\$6,000.00
Total RESERVE INCOME	\$501.90	\$500.00	\$1.90	\$3,506.11	\$3,500.00	\$6.11	\$6,000.00
Net Reserve:	\$501.90	\$500.00	\$1.90	\$3,506.11	\$3,500.00	\$6.11	\$6,000.00



PMI SCIOTO METRO

## Check Print Log

Melrose HOA

From 7/1/2024 To 7/31/2024

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$41,932.12	
7/9/24 6:28 am	South Central Power Company Payment - Invoice No: 20240708-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300021	\$375.00
7/9/24 6:28 am	South Central Power Company Payment - Invoice No: 20240708-339667	PO BOX 182058 COLUMBUS, OH 43218-2058	300022	\$271.00
Void: 07/31/2024				
7/10/24 6:28 am	Deanna Roth Payment - Invoice No: 060124-	912 Carron Circle Pickerington, OH 43147	100042	\$25.91
7/10/24 6:28 am	Williams & Strohm Payment - Invoice No: 070224-	2 Miranova Pl #380 Columbus, OH 43215	100043	\$264.50
7/26/24 6:39 am	EMSI Inc Payment - Invoice No: IN54695	8220 Industrial Parkway Plain City, OH 43064	100044	\$2,235.73
7/30/24 6:18 am	Deanna Roth Payment - Invoice No: 070824-	912 Carron Circle Pickerington, OH 43147	100045	\$56.93
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$2,958.07
Melrose HOA Total Check(s) & Amount Printed			5	\$2,958.07

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
07/10/2024	07/17/2024	Transfer from SouthState Bank - Operating 22			\$500.00
07/31/2024	07/31/2024	Interest			\$1.90
<b>Total Cleared Credits</b>					<b>\$501.90</b>

**SouthState Bank - Reserve 5800 Summary**

Ending Account Balance:	\$ 3,506.11
Uncleared Items:	\$-
Adjusted Balance:	\$ 3,506.11
Bank Ending Balance:	\$ 3,506.11
Difference:	\$-



PMI SCIOTO METRO

## Invoice List

Melrose HOA

Invoice Status - Paid

Paid Date: 7/1/2024 - 7/31/2024

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
<b>Deanna Roth</b>							
07/09/2024	060124-	06/01/2024		Paid (check)		\$25.91 <b>Payment Type:</b> Check	\$ -
07/29/2024	070824-	07/08/2024		Paid (check)		\$56.93 <b>Payment Type:</b> Check	-
<b>Deanna Roth Total:</b>						<b>\$ 82.84</b>	<b>\$ 0.00</b>
<b>EMSI Inc</b>							
07/25/2024	IN54695	06/30/2024		Paid (check)		\$2,235.73 <b>Payment Type:</b> Check	-
<b>EMSI Inc Total:</b>						<b>\$ 2,235.73</b>	<b>\$ 0.00</b>
<b>Scioto Metro LLC - Management Module Only</b>							
07/01/2024	3639	07/01/2024	07/02/2024 Holly Girard	Paid (ACH)		\$1,230.85 <b>Payment Type:</b> ACH	-
07/01/2024	3666	07/01/2024	07/02/2024 Holly Girard	Paid (ACH)		\$164.43 <b>Payment Type:</b> ACH	-
<b>Scioto Metro LLC - Management Module Only Total:</b>						<b>\$ 1,395.28</b>	<b>\$ 0.00</b>
<b>South Central Power Company</b>							
07/08/2024	20240708-376530	06/21/2024		Paid (check)		\$375.00 <b>Payment Type:</b> Check	-
<b>South Central Power Company Total:</b>						<b>\$ 375.00</b>	<b>\$ 0.00</b>
<b>Williams &amp; Strohm</b>							
07/09/2024	070224-	07/02/2024		Paid (check)		\$264.50 <b>Payment Type:</b> Check	-
<b>Williams &amp; Strohm Total:</b>						<b>\$ 264.50</b>	<b>\$ 0.00</b>
<b>Melrose HOA 7 Invoice(s) Totaling:</b>						<b>\$ 4,353.35</b>	<b>\$ 0.00</b>
<b>GRAND 7 Invoice(s) Totaling:</b>						<b>\$4,353.35</b>	<b>\$ 0.00</b>

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



Invoice Number	3639
Invoice Date	07/01/2024

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)						
07/01/2024	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





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

# Invoice

#IN54695

06/30/2024

## 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	07/30/2024		111659	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 06/07/2024 (1) 06/13/2024 (1) 06/21/2024 (1) 06/28/2024 (1)	4	EA	\$403.94	\$1,615.76
Bed Maintenance & Curb Line Care Service Dates: 06/07/2024 (1) 06/13/2024 (1) 06/21/2024 (1) 06/28/2024 (1)	4	EA	\$41.62	\$166.48
Initial Shear Pruning Service Dates: 06/20/2024 (1)	1	EA	\$312.12	\$312.12

<b>Subtotal</b>	\$2,094.36
<b>Tax Total (6.75%)</b>	\$141.37
<b>Total</b>	\$2,235.73



IN54695

**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

July 2, 2024

**Professional Services**

	<u>Hrs/Rate</u>	<u>Amount</u>
6/18/2024 JK    Review email regarding deed restriction amendments; draft response.	0.30 275.00/hr	82.50
For professional services rendered	0.30	\$82.50
Additional Charges :		
6/1/2024 Record Amendment		182.00
Total costs		<u>\$182.00</u>
Total amount of this bill		<u>\$264.50</u>
Balance due		<u><u>\$264.50</u></u>

Payment due upon receipt; does not include payments made after July 2, 2024

## **MEMBER REIMBURSEMENT REQUEST**

Complete this form to request a reimbursement for Association expenses paid by a member

### **MEMBER INFORMATION**

Association Name	Melrose HOA
Member Name	
Member Address	
Member Email	
Member Phone	

### **REIMBURSEMENT INFORMATION**

#	Date	Paid To	Expense Description	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

<b>TOTAL REIMBURSEMENT AMOUNT</b>	
-----------------------------------	--

**INSTRUCTIONS:** Complete your information in the *Member Information* section. Complete the *Reimbursement Information* section by receipt # - date of purchase, paid to (vendor, store, etc.), description of the expense, and the amount. Return to [team@pmisciotometro.com](mailto:team@pmisciotometro.com) with receipt copies.

**TERMS:** Requests are not considered complete without the completion of this form in entirety and applicable receipt copies provided. Reimbursements are subject to Board approval and will be issued via check to the *Member Address* provided. Normal request processing is up to 10 business days from the date of complete form submission.

Garage Sale Signs

mylowe's  
**Rewards**



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC  
8231 EAST BROAD STREET  
REYNOLDSBURG, OH 43068 (614) 769-9940

- SALE -

SALES#: FSTLAN01 2563154 TRANS#: 628396157 06-01-24

672962 2-IN DIECUT LETTERS NUMBE	4.98
66741 HM 8-IN X 12-IN GARAGE SA	3.96
2 @	1.98
236805 20X24 BLANK CORRQTD SIGN	15.16
2 @	7.58

SUBTOTAL:	24.10
TOTAL TAX:	1.81
INVOICE 86498 TOTAL:	25.91
VISA:	25.91

VISA: XXXXXXXXXXXX7691 AMOUNT: 25.91 AUTHCD: 007348  
TAP REFID: 285225498454 06/01/24 13:27:33  
TVR : 0000000000  
AID : A0000000031010

STORE: 2852 TERMINAL: 25 06/01/24 13:27:47

# OF ITEMS PURCHASED: 5

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](https://www.lowes.com/returns)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MYLOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

\*\*\*\*\*

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*
*	WITHIN ONE WEEK AT: <a href="https://www.lowes.com/survey">www.lowes.com/survey</a>	*
*		*

## **MEMBER REIMBURSEMENT REQUEST**

Complete this form to request a reimbursement for Association expenses paid by a member

### **MEMBER INFORMATION**

Association Name	Melrose HOA
Member Name	
Member Address	
Member Email	
Member Phone	

### **REIMBURSEMENT INFORMATION**

#	Date	Paid To	Expense Description	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

<b>TOTAL REIMBURSEMENT AMOUNT</b>	
-----------------------------------	--

**INSTRUCTIONS:** Complete your information in the *Member Information* section. Complete the *Reimbursement Information* section by receipt # - date of purchase, paid to (vendor, store, etc.), description of the expense, and the amount. Return to [team@pmisciotometro.com](mailto:team@pmisciotometro.com) with receipt copies.

**TERMS:** Requests are not considered complete without the completion of this form in entirety and applicable receipt copies provided. Reimbursements are subject to Board approval and will be issued via check to the *Member Address* provided. Normal request processing is up to 10 business days from the date of complete form submission.

mailbox paint  
**DOLLAR TREE**

Store# 6225  
 8067 E Broad Street  
 Reynoldsburg OH 43068-0000

(614) 986-2138  
 HDA plastic

DESCRIPTION	QTY	PRICE	TOTAL
DCTS L			
SIR MINISRG RD&CT ASD CS	1	1.25	1.25
SER MINISRG RD&CT ASD CS	1	1.25	1.25
SEP SNACK STORAGE IN CS 4CT	1	1.25	1.25
SEP SNACK STORAGE IN CS 4CT	1	1.25	1.25
SER MINISRG RD&CT ASD CS	1	1.25	1.25

Sub Total  
 GENERAL EXEMPT MERC \$7.50  
 SALES TAX \$0.00  
 Total \$7.97  
 Cash \$8.00  
 CHANGE ==> \$-0.03

NOW SHOP ON-LINE AT DOLLARTREE.COM

1816 06225 02 022 2 40 6/20/24 13:33  
 Sales Associate:Tri



**SHERWIN-WILLIAMS.**

PICKERINGTON Store 721052

1301 HILL RD N STE 200  
 PICKERINGTON OH 43147 8889  
 (614)856-9402  
 Fax (614) 856-9411  
 www.sherwin-williams.com

SALE  
 Tran # 3403-4  
 E85/20540  
 Jennifer  
 3:07pm  
 07/08/24  
 10  
 PO# MELROSE

Order # OE0105042Q721052  
 ROTH HANDYMAN  
 Account XXXX-0142-6  
 Job 1 ROTH HANDYMAN

6512-01469 K60W00653 GALLON K60W653  
 LATITUDE EXT FL DB  
 1.00 @ 50.99 50.99  
 Color: Custom MELROSE HGR NAILBOX COLOR

CCE*Color Cast	02	32	64	128
W1 White	-	22	1	-
B1 Black	-	41	1	1
R2 Maroon	-	3	1	-
Y3 Deep Gold	-	47	1	1

Custom Manual Formula Match

SUBTOTAL BEFORE TAX 50.99  
 6.750% SALES TAX:1-364314700 3.44  
 TOTAL \$54.43

VISA -54.43

*Mamma Papi*

----- Payment per card Signature -----

C/C# XXXXXXXXXXXX6583  
 Auth # 014226  
 Chip Read  
 AID:A0000000980840  
 TVR:8080088000  
 IAD:06011203609000  
 TSI:6800