

	Operating	Total
Assets		
CASH - OPERATING		
SouthState Bank - Operating Acct	\$70,233.70	\$70,233.70
Total: CASH - OPERATING	\$70,233.70	\$70,233.70
Total: Assets	\$70,233.70	\$70,233.70
Liabilities & Equity		
CURRENT LIABILITIES - OPERATING		
Prepaid Assessment	\$695.78	\$695.78
Total: CURRENT LIABILITIES - OPERATING	\$695.78	\$695.78
EQUITY		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
Total: EQUITY	\$57,123.50	\$57,123.50
Net Income Gain/Loss	\$12,414.42	\$12,414.42
Total: Liabilities & Equity	\$70,233.70	\$70,233.70

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$1,375.00	\$-	\$1,375.00	\$62,448.00	\$59,700.00	\$2,748.00	\$59,700.00
Total ASSESSMENT INCOME	\$1,375.00	\$-	\$1,375.00	\$62,448.00	\$59,700.00	\$2,748.00	\$59,700.00
OTHER INCOME							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	200.00	-	200.00	2,825.96	-	2,825.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	100.00	-	100.00	600.00	-	600.00	-
Total OTHER INCOME	\$300.00	\$-	\$300.00	\$4,250.96	\$-	\$4,250.96	\$-
Total OPERATING INCOME	\$1,675.00	\$-	\$1,675.00	\$66,698.96	\$59,700.00	\$6,998.96	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	7,170.00	7,170.00	-	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	260.00	-	(260.00)	490.00	-	(490.00)	-
5010-00 Postage - Mailings	63.50	97.08	33.58	1,024.29	582.52	(441.77)	1,165.00
Total ADMINISTRATIVE EXPENSES	\$1,518.50	\$1,292.08	(\$226.42)	\$10,280.40	\$8,747.52	(\$1,532.88)	\$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	-	166.67	166.67	-	999.98	999.98	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	174.98	174.98	350.00
Total OTHER ADMINISTRATIVE	\$-	\$195.84	\$195.84	\$531.96	\$1,274.96	\$743.00	\$2,450.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	75.00	75.00	-	450.00	450.00	900.00
Total INSURANCE EXPENSES	\$-	\$75.00	\$75.00	\$-	\$450.00	\$450.00	\$900.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	350.00	333.33	(16.67)	675.00	2,000.02	1,325.02	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
Total PROFESSIONAL EXPENSES	\$350.00	\$333.33	(\$16.67)	\$900.00	\$2,250.02	\$1,350.02	\$4,250.00
UTILITIES							
5500-00 Electricity	299.00	100.00	(199.00)	809.00	600.00	(209.00)	1,200.00
Total UTILITIES	\$299.00	\$100.00	(\$199.00)	\$809.00	\$600.00	(\$209.00)	\$1,200.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	6,854.03	9,999.98	3,145.95	20,000.00
5420-00 Landscape Other	-	666.67	666.67	13,882.88	3,999.98	(9,882.90)	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	1,200.00	333.33	(866.67)	18,440.86	2,000.02	(16,440.84)	4,000.00
Total LANDSCAPE EXPENSES	\$1,200.00	\$2,666.67	\$1,466.67	\$41,597.26	\$15,999.98	(\$25,597.28)	\$32,000.00
MAINTENANCE/REPAIRS							
5752-00 General Maintenance / Repair	-	166.67	166.67	165.92	999.98	834.06	2,000.00
Total MAINTENANCE/REPAIRS	\$-	\$166.67	\$166.67	\$165.92	\$999.98	\$834.06	\$2,000.00
Total OPERATING EXPENSE	\$3,367.50	\$4,829.59	\$1,462.09	\$54,284.54	\$30,322.46	(\$23,962.08)	\$59,300.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$1,692.50)</u>	<u>(\$4,829.59)</u>	<u>\$3,137.09</u>	<u>\$12,414.42</u>	<u>\$29,377.54</u>	<u>(\$16,963.12)</u>	<u>\$400.00</u>

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
AQUA DOC Lake & Pond Management							
06/01/2023	953623	05/30/2023	06/01/2023	Paid (check)		\$1,200.00	\$ -
				Adrian Birchler		Payment Type: Check	
AQUA DOC Lake & Pond Management Total:						\$ 1,200.00	\$ 0.00
Scioto Metro LLC							
06/01/2023	939	06/01/2023	06/01/2023	Paid (ACH)		\$1,195.00	-
				Adrian Birchler		Payment Type: ACH	
06/01/2023	951	06/01/2023	06/01/2023	Paid (ACH)		\$323.50	-
				Adrian Birchler		Payment Type: ACH	
Scioto Metro LLC Total:						\$ 1,518.50	\$ 0.00
South Central Power Company							
06/14/2023	052223-9667	05/22/2023		Paid (check)		\$40.00	-
						Payment Type: Check	
06/14/2023	052223-6530	05/22/2023		Paid (check)		\$259.00	-
						Payment Type: Check	
South Central Power Company Total:						\$ 299.00	\$ 0.00
Williams & Strohm							
06/08/2023	060223-	06/02/2023		Paid (check)		\$350.00	-
						Payment Type: Check	
Williams & Strohm Total:						\$ 350.00	\$ 0.00
Melrose HOA 6 Invoice(s) Totaling:						\$ 3,367.50	\$ 0.00
GRAND 6 Invoice(s) Totaling:						\$3,367.50	\$ 0.00



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

Invoice Number	939
Invoice Date	06/01/2023

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)						
06/01/2023	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

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

June 2, 2023

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
5/10/2023	JK Prepare affidavit of facts related to unapproved fencing. Woith– 733 Mcleod Park	1.30 250.00/hr	325.00
5/24/2023	JK Revise affidavit of fact and email to PM.	0.10 250.00/hr	25.00
	For professional services rendered	<u>1.40</u>	<u>\$350.00</u>
	Balance due		<u><u>\$350.00</u></u>

Payment due upon receipt; does not include payments made after June 2, 2023

INVOICE

Printed 05/02/23

Customer #

17283

Invoice #

953623

AQUA DOC - Columbus
(614)506-4166 (800)689-5253

Service Address

Melrose HOA
Attention: Jackson Brandel
742 McLeod Park
Pickerington, OH 43147

Res.

Bus. (614)581-7043

Description	Res.	Quantity	Unit Price	Amount
June 2023 Charge	06/01/23	1,200.00		1,200.00
POND MANAGEMENT PROGRAM INCLUDES MUCKBIOTIC PELLETS				

AQUA DOC - Columbus
255 Enterprise Dr
Lewis Center, Ohio 43035

Bill To Address

PMI Scioto Metro
c/o Melrose HOA
1201 Dublin Rd Ste 607
Dublin, OH 43215

AQUA DOC - Columbus
255 Enterprise Dr
Lewis Center, Ohio 43035

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

AMOUNT	CHECK NO.

Charge my: AMERICAN EXPRESS DISCOVER MasterCard VISA Exp: ___/___

Card #: _____

Signature: _____ Security Code: _____

Invoice # 953623



Cust. # 17283

Please Remit \$1,200.00