

| | Operating | Total |
|---|--------------------|--------------------|
| Assets | | |
| CASH - OPERATING | | |
| SouthState Bank - Operating Acct | \$83,725.18 | \$83,725.18 |
| Total: CASH - OPERATING | \$83,725.18 | \$83,725.18 |
| Total: Assets | \$83,725.18 | \$83,725.18 |
| Liabilities & Equity | | |
| CURRENT LIABILITIES - OPERATING | | |
| Prepaid Assessment | \$462.50 | \$462.50 |
| Total: CURRENT LIABILITIES - OPERATING | \$462.50 | \$462.50 |
| EQUITY | | |
| Unappropriated Mbrs' Equity | \$57,123.50 | \$57,123.50 |
| Total: EQUITY | \$57,123.50 | \$57,123.50 |
| Net Income Gain/Loss | \$26,139.18 | \$26,139.18 |
| Total: Liabilities & Equity | \$83,725.18 | \$83,725.18 |

| Description | Current Period | | | Year-to-date | | | Annual |
|--|--------------------|--------------------|---------------------|--------------------|--------------------|----------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING INCOME | | | | | | | |
| ASSESSMENT INCOME | | | | | | | |
| 4000-00 Assessment General | \$47,200.00 | \$47,760.00 | (\$560.00) | \$50,125.00 | \$47,760.00 | \$2,365.00 | \$59,700.00 |
| Total ASSESSMENT INCOME | \$47,200.00 | \$47,760.00 | (\$560.00) | \$50,125.00 | \$47,760.00 | \$2,365.00 | \$59,700.00 |
| OTHER INCOME | | | | | | | |
| 4580-00 Insurance Claim Proceeds | - | - | - | 750.00 | - | 750.00 | - |
| 4600-00 Delinquent Fee Income | 600.00 | - | 600.00 | 600.00 | - | 600.00 | - |
| Total OTHER INCOME | \$600.00 | \$- | \$600.00 | \$1,350.00 | \$- | \$1,350.00 | \$- |
| Total OPERATING INCOME | \$47,800.00 | \$47,760.00 | \$40.00 | \$51,475.00 | \$47,760.00 | \$3,715.00 | \$59,700.00 |
| OPERATING EXPENSE | | | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | | | |
| 5000-00 Mgmt Contract | 1,195.00 | 1,195.00 | - | 3,585.00 | 3,585.00 | - | 14,340.00 |
| 5001-00 Mgmt Misc | - | - | - | 1,035.00 | 995.00 | (40.00) | 995.00 |
| 5005-00 Office Supplies/Expense | - | - | - | 461.11 | - | (461.11) | - |
| 5006-00 Mgmt Admin Fees | (10.00) | - | 10.00 | (10.00) | - | 10.00 | - |
| 5010-00 Postage - Mailings | 29.01 | 97.08 | 68.07 | 808.48 | 291.28 | (517.20) | 1,165.00 |
| Total ADMINISTRATIVE EXPENSES | \$1,214.01 | \$1,292.08 | \$78.07 | \$5,879.59 | \$4,871.28 | (\$1,008.31) | \$16,500.00 |
| OTHER ADMINISTRATIVE | | | | | | | |
| 5050-00 Taxes & Fees | - | - | - | 406.96 | 100.00 | (306.96) | 100.00 |
| 5081-00 Meeting Expense | - | 166.67 | 166.67 | - | 499.97 | 499.97 | 2,000.00 |
| 5087-00 Social/Activities Expense | - | - | - | 100.00 | - | (100.00) | - |
| 5170-00 Website Expenses | - | 29.17 | 29.17 | - | 87.47 | 87.47 | 350.00 |
| Total OTHER ADMINISTRATIVE | \$- | \$195.84 | \$195.84 | \$506.96 | \$687.44 | \$180.48 | \$2,450.00 |
| INSURANCE EXPENSES | | | | | | | |
| 5045-00 Insurance Expense | - | 75.00 | 75.00 | - | 225.00 | 225.00 | 900.00 |
| Total INSURANCE EXPENSES | \$- | \$75.00 | \$75.00 | \$- | \$225.00 | \$225.00 | \$900.00 |
| PROFESSIONAL EXPENSES | | | | | | | |
| 5100-00 Legal General | - | 333.33 | 333.33 | - | 1,000.03 | 1,000.03 | 4,000.00 |
| 5152-00 Audit/Tax Preparation | 225.00 | - | (225.00) | 225.00 | 250.00 | 25.00 | 250.00 |
| Total PROFESSIONAL EXPENSES | \$225.00 | \$333.33 | \$108.33 | \$225.00 | \$1,250.03 | \$1,025.03 | \$4,250.00 |
| UTILITIES | | | | | | | |
| 5500-00 Electricity | 72.00 | 100.00 | 28.00 | 367.00 | 300.00 | (67.00) | 1,200.00 |
| Total UTILITIES | \$72.00 | \$100.00 | \$28.00 | \$367.00 | \$300.00 | (\$67.00) | \$1,200.00 |
| LANDSCAPE EXPENSES | | | | | | | |
| 5400-00 Landscape/Grounds Contract | - | 1,666.67 | 1,666.67 | 718.64 | 4,999.97 | 4,281.33 | 20,000.00 |
| 5420-00 Landscape Other | 457.88 | 666.67 | 208.79 | 13,882.88 | 1,999.97 | (11,882.91) | 8,000.00 |
| 5425-00 Landscape Replace / Improvement | 2,419.49 | - | (2,419.49) | 2,419.49 | - | (2,419.49) | - |
| 6000-00 Lake/Pond Maintenance | 1,200.00 | 333.33 | (866.67) | 1,200.00 | 1,000.03 | (199.97) | 4,000.00 |
| Total LANDSCAPE EXPENSES | \$4,077.37 | \$2,666.67 | (\$1,410.70) | \$18,221.01 | \$7,999.97 | (\$10,221.04) | \$32,000.00 |
| BUILDING MAINTENANCE/REPAIR | | | | | | | |
| 5752-00 General Maintenance / Repair | 136.26 | 166.67 | 30.41 | 136.26 | 499.97 | 363.71 | 2,000.00 |
| Total BUILDING MAINTENANCE/REPAIR | \$136.26 | \$166.67 | \$30.41 | \$136.26 | \$499.97 | \$363.71 | \$2,000.00 |
| Total OPERATING EXPENSE | \$5,724.64 | \$4,829.59 | (\$895.05) | \$25,335.82 | \$15,833.69 | (\$9,502.13) | \$59,300.00 |
| Net Income: | \$42,075.36 | \$42,930.41 | (\$855.05) | \$26,139.18 | \$31,926.31 | (\$5,787.13) | \$400.00 |

| Date Printed Printed By | Vendor Name Check Description | Address | Check Number | Amount |
|--|--|---|--------------------|-------------------|
| SouthState Bank- Operating 2281: ***2281 | | Current Balance: | \$84,830.81 | |
| 3/10/23 8:37 am Adrian Birchler | Mason Romine Return Overpayment | 1014 Aberdeen Court Pickerington, OH 43147 | 1004 | \$150.00 |
| 3/10/23 8:37 am Adrian Birchler | Jackson Brandel Multiple Invoices | 891 Selkirk Way Pickerington, OH 43147 | 1005 | \$594.14 |
| 3/31/23 12:19 pm Adrian Birchler | AQUA DOC Lake & Pond Management Invoice: 939420 | 255 Enterprise Pkwy Lewis Center, OH 43035 | 1006 | \$1,200.00 |
| SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed | | | | \$1,944.14 |
| Melrose HOA Total Check(s) & Amount Printed | | | 3 | \$1,944.14 |



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

| | |
|----------------|------------|
| Invoice Number | 501 |
| Invoice Date | 03/01/2023 |

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) | | | | | | |
| 03/01/2023 | 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 |



DEVIN & ASSOCIATES, INC.
Certified Public Accounting Firm

24700 Center Ridge Road, Suite 215
Westlake, OH 44145
440-892-3340

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/25/2023 | 8368 |

| Bill To |
|--|
| Melrose HOA c/o PMI Scioto Metro 1201 Dublin Road, Suite 607 Columbus, OH 43215 |

| Description | Amount |
|--|-----------------------|
| Preparation of Association's Federal Income Tax Return for the period ended December 31, 2022. | 225.00 |
| Thank you for your business. | Total \$225.00 |



Arbaughs Tree Service & Landscaping
I.S.A. ARBORIST
 2800 Pickerington Road, Carroll, Ohio 43112



| | |
|---------------------|---------------|
| Customer Name: | Date: 2/13/23 |
| Address: 742 McLead | Home Ph. |
| | Cell Ph. |
| | Work Ph. |

Take down 2 pines
 9 stumps

\$425

30.81

~~\$455.81~~

Payment made on 2.13.23

JDB 2.13.23

Customer Signature:

Angie's list
 Super Service Award 21 years
 Arbaughtreeservice@gmail.com

Full payment to be made at completion of job, unless prior arrangements have been made. Any Invoice not paid within 30 days, late charges will be applied.

I.S.A. Arborist On All Job Sites!

Garry Arbaugh
 (614) 837-1316
 Fax: (740) 756-4212

Workers Compensation &
 Property Damage Insurance

Established 1975

2800 Pickerington Rd., Carroll, Ohio 43112, Phone: (614) 837-1316 - Fax: (740) 756-4212



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

Invoice
#IN31520
02/24/2023

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

| Account # | Salesperson | Purchase Order # | Contract # | Phone | Terms | Due Date |
|-----------|------------------|------------------|------------|-------|--------|------------|
| 50962 | Jeffrey McKnight | | | | Net 30 | 03/26/2023 |

SCOPE OF WORK: (Prices do not include tax and are based on regular wage)

| | |
|-----------------------|-------------------|
| Plant Red Maple Trees | \$2,266.50 |
|-----------------------|-------------------|

Comments:

Plant 6 Red Maple trees around the pond as specified

| | |
|--------------------------|-------------------|
| Subtotal | \$2,266.50 |
| Tax Total (6.75%) | \$152.99 |
| Total | \$2,419.49 |



INVOICE

Printed 03/16/23

Customer # 17283

Invoice # 939420

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

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

(614)581-7043

| Description | Quantity | Unit Price | Amount |
|--|----------|------------|----------|
| March 2023 charge | 03/16/23 | 1,200.00 | 1,200.00 |
| POND MANAGEMENT PROGRAM INCLUDES MUCKBIOTIC PELLETS | | | |

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

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

| | |
|--|-----------|
| | CHECK NO. |
|--|-----------|

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

Card #: _____

Signature: _____ Security Code: _____

Billing Address

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

Invoice # 939420



Customer # 17283

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

Please Remit \$1,200.00

Printed 03/16/23