

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$52,688.80	\$0.00	\$52,688.80
Total: CASH - OPERATING	\$52,688.80	\$0.00	\$52,688.80
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$2,502.81	\$2,502.81
Total: CASH - RESERVE	\$0.00	\$2,502.81	\$2,502.81
Total: Assets	\$52,688.80	\$2,502.81	\$55,191.61
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$854.50	\$0.00	\$854.50
Total: CURRENT LIABILITIES - OPERATING	\$854.50	\$0.00	\$854.50
EQUITY - OPERATING			
Retained Earnings - Operating	\$17,855.31	\$0.00	\$17,855.31
Total: EQUITY - OPERATING	\$17,855.31	\$0.00	\$17,855.31
Net Income Gain/Loss	\$0.00	\$2,502.81	\$2,502.81
Net Income Gain/Loss	\$33,978.99	\$0.00	\$33,978.99
Total: Liabilities & Equity	\$52,688.80	\$2,502.81	\$55,191.61

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$4,434.54	\$-	\$4,434.54	\$61,129.11	\$59,700.00	\$1,429.11	\$59,700.00
Total ASSESSMENT INCOME	\$4,434.54	\$-	\$4,434.54	\$61,129.11	\$59,700.00	\$1,429.11	\$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	950.00	-	950.00	2,450.00	-	2,450.00	-
4610-00 Violation Fee Income	50.00	-	50.00	525.00	-	525.00	-
4801-00 Mgmt Admin Fee - Delinquency	260.00	-	260.00	739.04	-	739.04	-
4802-00 Mgmt Admin Fee - Collections	160.71	-	160.71	620.71	-	620.71	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	35.00	-	35.00	-
Total OTHER INCOME	\$1,420.71	\$-	\$1,420.71	\$4,675.75	\$-	\$4,675.75	\$-
Total OPERATING INCOME	\$5,855.25	\$-	\$5,855.25	\$65,804.86	\$59,700.00	\$6,104.86	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	6,154.25	6,154.25	-	14,770.20
5001-00 Mgmt Misc	-	-	-	20.00	-	(20.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	200.00	200.00	480.00
5006-00 Mgmt Admin Fees	558.08	-	(558.08)	1,503.08	-	(1,503.08)	-
5010-00 Mailings	155.43	185.00	29.57	594.10	925.00	330.90	2,220.00
5020-00 Printing	-	-	-	-	75.00	75.00	75.00
5040-00 Bank Charges / NSF	-	-	-	6.00	-	(6.00)	-
Total ADMINISTRATIVE EXPENSES	\$1,944.36	\$1,455.85	(\$488.51)	\$8,277.43	\$7,354.25	(\$923.18)	\$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	225.00	-	(225.00)	225.00	-	(225.00)	-
5087-00 Social/Activities Expense	-	100.00	100.00	100.00	500.00	400.00	1,200.00
5170-00 Website Expenses	-	9.67	9.67	-	48.31	48.31	116.00
Total OTHER ADMINISTRATIVE	\$225.00	\$109.67	(\$115.33)	\$1,159.68	\$973.31	(\$186.37)	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	770.96	432.95	(338.01)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$770.96	\$432.95	(\$338.01)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	137.50	150.00	12.50	1,087.50	750.00	(337.50)	1,800.00
5152-00 Audit/Tax Preparation	-	-	-	250.00	300.00	50.00	300.00
Total PROFESSIONAL EXPENSES	\$137.50	\$150.00	\$12.50	\$1,337.50	\$1,050.00	(\$287.50)	\$2,100.00
UTILITIES							
5500-00 Electricity	360.00	208.33	(151.67)	730.00	1,041.69	311.69	2,500.00
Total UTILITIES	\$360.00	\$208.33	(\$151.67)	\$730.00	\$1,041.69	\$311.69	\$2,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	4,826.60	1,935.00	(2,891.60)	7,029.56	9,675.00	2,645.44	23,220.00
5430-00 Front Entrance / Mulch / Cleaning	194.00	-	(194.00)	194.00	-	(194.00)	-
5470-00 Snow / Ice Management	-	-	-	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	(701.00)	-	701.00	3,306.00	1,647.50	(1,658.50)	3,295.00
Total LANDSCAPE EXPENSES	\$4,319.60	\$1,935.00	(\$2,384.60)	\$10,559.56	\$11,322.50	\$762.94	\$26,515.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$285.06	\$-	(\$285.06)	\$285.06	\$-	(\$285.06)	\$-
5455-00 Lighting Maintenance / Repair	-	-	-	5,230.00	-	(5,230.00)	-
5752-00 General Maintenance / Repair	-	140.00	140.00	75.68	754.72	679.04	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	\$285.06	\$140.00	(\$145.06)	\$6,490.74	\$1,279.72	(\$5,211.02)	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	2,500.00	2,500.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$2,500.00	\$2,500.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$7,771.52	\$4,585.44	(\$3,186.08)	\$31,825.87	\$25,954.42	(\$5,871.45)	\$59,700.00
Net Income:	(\$1,916.27)	(\$4,585.44)	\$2,669.17	\$33,978.99	\$33,745.58	\$233.41	\$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	\$-	\$2,500.00	\$2,500.00	\$-	\$6,000.00
4910-00 Bank Interest Reserve	1.26	-	1.26	2.81	-	2.81	-
Total RESERVE INCOME	\$501.26	\$500.00	\$1.26	\$2,502.81	\$2,500.00	\$2.81	\$6,000.00
Total RESERVE INCOME	\$501.26	\$500.00	\$1.26	\$2,502.81	\$2,500.00	\$2.81	\$6,000.00
Net Reserve:	\$501.26	\$500.00	\$1.26	\$2,502.81	\$2,500.00	\$2.81	\$6,000.00

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$51,311.25	
5/3/24 6:37 am	Deanna Roth Payment - Invoice No: 041724-	912 Carron Circle Pickerington, OH 43147	300016 Void: 05/31/2024	\$285.06
5/8/24 6:26 am	South Central Power Company Payment - Invoice No: 20240507-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300017	\$307.00
5/8/24 6:26 am	South Central Power Company Payment - Invoice No: 20240507-339667	PO BOX 182058 COLUMBUS, OH 43218-2058	300018	\$53.00
5/10/24 6:20 am	Violet Township Payment - Invoice No: 2024-0409-173	10190 Blacklick-Eastern Road Pickerington, OH 43147	100035	\$225.00
5/21/24 6:18 am	Jackson Brandel Payment - Invoice No: 051524-	891 Selkirk Way Pickerington, OH 43147	100036	\$194.00
5/21/24 6:18 am	AQUA DOC Lake & Pond Management Payment - Invoice No: 1084441	255 Enterprise Pkwy Lewis Center, OH 43035	100037	\$1,647.50
5/21/24 6:18 am	EMSI Inc Multiple Invoices	8220 Industrial Parkway Plain City, OH 43064	100038	\$4,826.60
5/25/24 6:25 am	Williams & Strohm Payment - Invoice No: 20240503	2 Miranova PI #380 Columbus, OH 43215	100039	\$137.50
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$7,390.60
Melrose HOA Total Check(s) & Amount Printed			7	\$7,390.60

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
05/10/2024	05/15/2024	Transfer from SouthState Bank - Operating 22			\$500.00
05/31/2024	05/31/2024	Interest			\$1.26
Total Cleared Credits					\$501.26

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 2,502.81
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 2,502.81
Bank Ending Balance:	\$ 2,502.81
<hr/>	
Difference:	\$-



PMI SCIOTO METRO

Invoice List

Melrose HOA

Invoice Status - Paid

Paid Date: 5/1/2024 - 5/31/2024

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
AQUA DOC Lake & Pond Management							
05/20/2024	1084441	05/09/2024		Paid (check)		\$1,647.50	\$ -
						Payment Type: Check	
					AQUA DOC Lake & Pond Management Total:	\$ 1,647.50	\$ 0.00
EMSI Inc							
05/20/2024	IN50609	03/31/2024		Paid (check)		\$1,264.27	-
						Payment Type: Check	
05/20/2024	IN51874	04/30/2024		Paid (check)		\$3,562.33	-
						Payment Type: Check	
					EMSI Inc Total:	\$ 4,826.60	\$ 0.00
Jackson Brandel							
05/20/2024	051524-	05/15/2024		Paid (check)		\$194.00	-
						Payment Type: Check	
					Jackson Brandel Total:	\$ 194.00	\$ 0.00
Scioto Metro LLC - Management Module Only							
05/01/2024	3021	05/01/2024	05/02/2024	Paid (ACH)		\$1,230.85	-
			Holly Girard			Payment Type: ACH	
05/01/2024	3048	05/01/2024	05/02/2024	Paid (ACH)		\$713.51	-
			Holly Girard			Payment Type: ACH	
					Scioto Metro LLC - Management Module Only Total:	\$ 1,944.36	\$ 0.00
South Central Power Company							
05/07/2024	20240507-376530	04/22/2024		Paid (check)		\$307.00	-
						Payment Type: Check	
05/07/2024	20240507-339667	04/22/2024		Paid (check)		\$53.00	-
						Payment Type: Check	
					South Central Power Company Total:	\$ 360.00	\$ 0.00
Violet Township							
05/09/2024	2024-0409-173	04/09/2024		Paid (check)		\$225.00	-
						Payment Type: Check	
					Violet Township Total:	\$ 225.00	\$ 0.00
Williams & Strohm							
05/24/2024	20240503	05/13/2024		Paid (check)		\$137.50	-
						Payment Type: Check	
					Williams & Strohm Total:	\$ 137.50	\$ 0.00
					Melrose HOA 10 Invoice(s) Totaling:	\$ 9,334.96	\$ 0.00
					GRAND 10 Invoice(s) Totaling:	\$9,334.96	\$ 0.00



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

Invoice Number	3021
Invoice Date	05/01/2024

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)						
05/01/2024	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



Signature

Printed Name

Title

Date

Jackson Brandel

Signature

Jackson Brandel

Printed Name

Melrose HOA President

Title (if agreement is made on behalf of an organization)

4.11.24

Date



Invoice

Violet Township
10190 Blacklick Eastern Road
Pickerington, OH 43147
614-575-5556

Date: April 9, 2024
Invoice #: 2024-0409-173

PO#

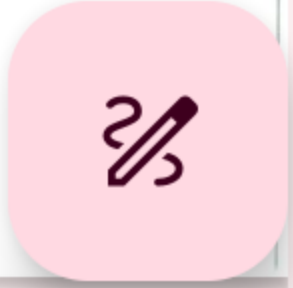
To: JACKSON BRANDEL, PRESIDENT
MELROSE SUBDIVISION HOA
891 SELKIRK WAY
PICKKERINGTON, OH 43147

Qty	Description	Unit Price	Line Total
7/24/2024	LITTLE LODGE RENTAL		
4/9/2024	RENTAL CHARGE		\$225.00
TOTAL \$			225.00

Invoice due and payable upon signing of contract.
Payment by credit card or check made **payable to: VIOLET TOWNSHIP**

Thank you for your business!

10190 Blacklick-Eastern Road, Pickerington, OH 43147





Invoice

Customer #: 17283
Invoice #: 1084441
Printed: 5/9/2024

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

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

Res. (614) 581-7043

PO #:

June 2024 Charge	6/1/2024	\$1,647.50	\$0.00	\$1,647.50
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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: _____

Bill To Address

PMI Scioto Metro
c/o Melrose HOA
PO BOX 36854
Charlotte, NC 28236

Invoice #: 1084441



Cust # 17283

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

Please Remit: **\$1,647.50**

Printed: 5/9/2024

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

May 3, 2024

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>	
4/22/2024	JK	Review email regarding ability of Board to fill vacancies; review articles and R.C. Draft response and email to PM. Question RE: Board Authority to Appoint Directors	0.40 275.00/hr	110.00
4/23/2024	JK	Review email and advise as to next steps related to bylaws.	0.10 275.00/hr	27.50
		For professional services rendered	<u>0.50</u>	<u>\$137.50</u>
		Balance due		<u><u>\$137.50</u></u>

Payment due upon receipt; does not include payments made after May 3, 2024

Reimbursement Request Form

REQUESTOR INFORMATION

Association Name:

Requestor Name:

Property Address:

City/State/Zip:

Email: Phone:

Reimbursements totaling more than \$600 in a tax year require social security number (SSN).

SSN:

If mailing address is the same as the property address, move on to Reimbursement Information.

Mailing Address:

City/State/Zip:

REIMBURSEMENT INFORMATION

Reimbursement Amount Requested (\$):

Description of Reimbursable Expenses:

4.26.24	Ohio Mulch Yard Waste	48.50 x 2 = 97
5.5.24	Ohio Mulch Yard Waste	48.50 x 2 = 97

Receipt(s) Included: Check to Confirm

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: team@pmiscioto metro.com

Mail: [Association Name]
% PMI Scioto Metro
1201 Dublin Rd, Ste 607
Columbus, OH 43215