

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 01/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	18,749.94
Total Operating/Reserve	18,749.94
Total Cash	18,749.94
TOTAL ASSETS	18,749.94
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	450.00
Total Liabilities	450.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	-2,704.50
Calculated Prior Years Retained Earnings	125.00
Total Capital	18,299.94
TOTAL LIABILITIES & CAPITAL	18,749.94

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Jan 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	375.00
Late Fees	100.00
Total Income	475.00
Total Operating Income	475.00
Expense	
Administration	
Community Events	675.00
Insurance Expense	621.00
Property Management Fees	867.00
Taxes	405.50
Dues and Subscriptions	28.75
Total Administration	2,597.25
Professional Fees	
Legal	425.00
Total Professional Fees	425.00
Utilities	
Electric	157.25
Total Utilities	157.25
Total Operating Expense	3,179.50
NOI - Net Operating Income	-2,704.50
Total Income	475.00
Total Expense	3,179.50
Net Income	-2,704.50

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Jan 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	375.00	0.00	375.00	0.00%	375.00	0.00	375.00	0.00%	59,100.00
Late Fees	100.00	0.00	100.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Total Income	475.00	0.00	475.00	0.00%	475.00	0.00	475.00	0.00%	59,100.00
Total Operating Income	475.00	0.00	475.00	0.00%	475.00	0.00	475.00	0.00%	59,100.00
Expense									
Administration									
Community Events	675.00	400.00	-275.00	-68.75%	675.00	400.00	-275.00	-68.75%	400.00
Insurance Expense	621.00	41.67	-579.33	-1,390.28%	621.00	41.67	-579.33	-1,390.28%	500.00
Printing, Postage and Delivery	0.00	1,400.00	1,400.00	100.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	867.00	867.00	0.00	0.00%	10,404.00
Taxes	405.50	90.00	-315.50	-350.56%	405.50	90.00	-315.50	-350.56%	90.00
Dues and Subscriptions	28.75	0.00	-28.75	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	2,597.25	2,798.67	201.42	7.20%	2,597.25	2,798.67	201.42	7.20%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	16,000.00
Miscellaneous Landscape	0.00	10,500.00	10,500.00	100.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%	3,600.00
Total Landscaping and Groundskeeping	0.00	10,800.00	10,800.00	100.00%	0.00	10,800.00	10,800.00	100.00%	30,100.00
Professional Fees									
Legal	425.00	8,500.00	8,075.00	95.00%	425.00	8,500.00	8,075.00	95.00%	8,500.00
Total Professional Fees	425.00	8,500.00	8,075.00	95.00%	425.00	8,500.00	8,075.00	95.00%	8,500.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	157.25	102.50	-54.75	-53.41%	157.25	102.50	-54.75	-53.41%	1,230.00
Total Utilities	157.25	102.50	-54.75	-53.41%	157.25	102.50	-54.75	-53.41%	1,230.00
Total Operating Expense	3,179.50	24,701.17	21,521.67	87.13%	3,179.50	24,701.17	21,521.67	87.13%	55,124.00
Total Operating Income	475.00	0.00	475.00	0.00%	475.00	0.00	475.00	0.00%	59,100.00
Total Operating Expense	3,179.50	24,701.17	21,521.67	87.13%	3,179.50	24,701.17	21,521.67	87.13%	55,124.00
NOI - Net Operating Income	-2,704.50	-24,701.17	21,996.67	89.05%	-2,704.50	-24,701.17	21,996.67	89.05%	3,976.00
Total Income	475.00	0.00	475.00	0.00%	475.00	0.00	475.00	0.00%	59,100.00
Total Expense	3,179.50	24,701.17	21,521.67	87.13%	3,179.50	24,701.17	21,521.67	87.13%	55,124.00
Net Income	-2,704.50	-24,701.17	21,996.67	89.05%	-2,704.50	-24,701.17	21,996.67	89.05%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 02/29/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	29,534.30
Total Operating/Reserve	29,534.30
Total Cash	29,534.30
TOTAL ASSETS	29,534.30
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	8,404.86
Calculated Prior Years Retained Earnings	250.00
Total Capital	29,534.30
TOTAL LIABILITIES & CAPITAL	29,534.30

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Feb 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	12,564.36
Late Fees	575.00
Legal fee billing	131.00
Total Income	13,270.36
Total Operating Income	13,270.36
Expense	
Administration	
Community Events	125.00
Insurance Expense	207.00
Property Management Fees	867.00
Taxes	0.00
Dues and Subscriptions	0.00
Total Administration	1,199.00
Professional Fees	
Legal	765.00
Total Professional Fees	765.00
Utilities	
Electric	72.00
Total Utilities	72.00
Total Operating Expense	2,036.00
NOI - Net Operating Income	11,234.36
Total Income	13,270.36
Total Expense	2,036.00
Net Income	11,234.36

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Feb 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	12,564.36	0.00	12,564.36	0.00%	12,814.36	0.00	12,814.36	0.00%	59,100.00
Late Fees	575.00	0.00	575.00	0.00%	675.00	0.00	675.00	0.00%	0.00
Legal fee billing	131.00	0.00	131.00	0.00%	131.00	0.00	131.00	0.00%	0.00
Total Income	13,270.36	0.00	13,270.36	0.00%	13,620.36	0.00	13,620.36	0.00%	59,100.00
Total Operating Income	13,270.36	0.00	13,270.36	0.00%	13,620.36	0.00	13,620.36	0.00%	59,100.00
Expense									
Administration									
Community Events	125.00	0.00	-125.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	828.00	83.34	-744.66	-893.52%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	1,734.00	1,734.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	1,199.00	908.67	-290.33	-31.95%	3,796.25	3,707.34	-88.91	-2.40%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	0.00	300.00	300.00	100.00%	0.00	600.00	600.00	100.00%	3,600.00
Total Landscaping and Groundskeeping	0.00	300.00	300.00	100.00%	0.00	11,100.00	11,100.00	100.00%	30,100.00
Professional Fees									
Legal	765.00	0.00	-765.00	0.00%	1,190.00	8,500.00	7,310.00	86.00%	8,500.00
Total Professional Fees	765.00	0.00	-765.00	0.00%	1,190.00	8,500.00	7,310.00	86.00%	8,500.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	72.00	102.50	30.50	29.76%	229.25	205.00	-24.25	-11.83%	1,230.00
Total Utilities	72.00	102.50	30.50	29.76%	229.25	205.00	-24.25	-11.83%	1,230.00
Total Operating Expense	2,036.00	1,311.17	-724.83	-55.28%	5,215.50	26,012.34	20,796.84	79.95%	55,124.00
Total Operating Income	13,270.36	0.00	13,270.36	0.00%	13,620.36	0.00	13,620.36	0.00%	59,100.00
Total Operating Expense	2,036.00	1,311.17	-724.83	-55.28%	5,215.50	26,012.34	20,796.84	79.95%	55,124.00
NOI - Net Operating Income	11,234.36	-1,311.17	12,545.53	956.82%	8,404.86	-26,012.34	34,417.20	132.31%	3,976.00
Total Income	13,270.36	0.00	13,270.36	0.00%	13,620.36	0.00	13,620.36	0.00%	59,100.00
Total Expense	2,036.00	1,311.17	-724.83	-55.28%	5,215.50	26,012.34	20,796.84	79.95%	55,124.00
Net Income	11,234.36	-1,311.17	12,545.53	956.82%	8,404.86	-26,012.34	34,417.20	132.31%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 03/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	53,159.30
Total Operating/Reserve	53,159.30
Total Cash	53,159.30
TOTAL ASSETS	53,159.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	300.00
Total Liabilities	300.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	31,729.86
Calculated Prior Years Retained Earnings	250.00
Total Capital	52,859.30
TOTAL LIABILITIES & CAPITAL	53,159.30

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Mar 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	24,600.00
Late Fees	25.00
Legal fee billing	0.00
Total Income	24,625.00
Total Operating Income	24,625.00
Expense	
Administration	
Community Events	0.00
Insurance Expense	207.00
Property Management Fees	867.00
Taxes	0.00
Dues and Subscriptions	0.00
Total Administration	1,074.00
Professional Fees	
Legal	153.00
Total Professional Fees	153.00
Utilities	
Electric	73.00
Total Utilities	73.00
Total Operating Expense	1,300.00
NOI - Net Operating Income	23,325.00
Total Income	24,625.00
Total Expense	1,300.00
Net Income	23,325.00

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Mar 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	24,600.00	59,100.00	-34,500.00	-58.38%	37,414.36	59,100.00	-21,685.64	-36.69%	59,100.00
Late Fees	25.00	0.00	25.00	0.00%	700.00	0.00	700.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	131.00	0.00	131.00	0.00%	0.00
Total Income	24,625.00	59,100.00	-34,475.00	-58.33%	38,245.36	59,100.00	-20,854.64	-35.29%	59,100.00
Total Operating Income	24,625.00	59,100.00	-34,475.00	-58.33%	38,245.36	59,100.00	-20,854.64	-35.29%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	1,035.00	125.01	-909.99	-727.93%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	2,601.00	2,601.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	1,074.00	908.67	-165.33	-18.19%	4,870.25	4,616.01	-254.24	-5.51%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,600.00	1,600.00	100.00%	0.00	1,600.00	1,600.00	100.00%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	0.00	300.00	300.00	100.00%	0.00	900.00	900.00	100.00%	3,600.00
Total Landscaping and Groundskeeping	0.00	1,900.00	1,900.00	100.00%	0.00	13,000.00	13,000.00	100.00%	30,100.00
Professional Fees									
Legal	153.00	0.00	-153.00	0.00%	1,343.00	8,500.00	7,157.00	84.20%	8,500.00
Total Professional Fees	153.00	0.00	-153.00	0.00%	1,343.00	8,500.00	7,157.00	84.20%	8,500.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	73.00	102.50	29.50	28.78%	302.25	307.50	5.25	1.71%	1,230.00
Total Utilities	73.00	102.50	29.50	28.78%	302.25	307.50	5.25	1.71%	1,230.00
Total Operating Expense	1,300.00	2,911.17	1,611.17	55.34%	6,515.50	28,923.51	22,408.01	77.47%	55,124.00
Total Operating Income	24,625.00	59,100.00	-34,475.00	-58.33%	38,245.36	59,100.00	-20,854.64	-35.29%	59,100.00
Total Operating Expense	1,300.00	2,911.17	1,611.17	55.34%	6,515.50	28,923.51	22,408.01	77.47%	55,124.00
NOI - Net Operating Income	23,325.00	56,188.83	-32,863.83	-58.49%	31,729.86	30,176.49	1,553.37	5.15%	3,976.00
Total Income	24,625.00	59,100.00	-34,475.00	-58.33%	38,245.36	59,100.00	-20,854.64	-35.29%	59,100.00
Total Expense	1,300.00	2,911.17	1,611.17	55.34%	6,515.50	28,923.51	22,408.01	77.47%	55,124.00
Net Income	23,325.00	56,188.83	-32,863.83	-58.49%	31,729.86	30,176.49	1,553.37	5.15%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 04/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	63,386.33
Total Operating/Reserve	63,386.33
Total Cash	63,386.33
TOTAL ASSETS	63,386.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	300.00
Total Liabilities	300.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	41,956.89
Calculated Prior Years Retained Earnings	250.00
Total Capital	63,086.33
TOTAL LIABILITIES & CAPITAL	63,386.33

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Apr 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	12,950.00
Late Fees	175.00
Legal fee billing	0.00
Total Income	13,125.00
Total Operating Income	13,125.00
Expense	
Administration	
Community Events	0.00
Insurance Expense	207.00
Printing, Postage and Delivery	623.81
Property Management Fees	867.00
Taxes	0.00
Website	235.98
Dues and Subscriptions	0.00
Total Administration	1,933.79
Landscaping and Groundskeeping	
Pond Maintenance	160.18
Total Landscaping and Groundskeeping	160.18
Professional Fees	
Legal	700.00
Total Professional Fees	700.00
Utilities	
Electric	104.00
Total Utilities	104.00
Total Operating Expense	2,897.97
NOI - Net Operating Income	10,227.03
Total Income	13,125.00
Total Expense	2,897.97
Net Income	10,227.03

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Apr 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	12,950.00	0.00	12,950.00	0.00%	50,364.36	59,100.00	-8,735.64	-14.78%	59,100.00
Late Fees	175.00	0.00	175.00	0.00%	875.00	0.00	875.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	131.00	0.00	131.00	0.00%	0.00
Total Income	13,125.00	0.00	13,125.00	0.00%	51,370.36	59,100.00	-7,729.64	-13.08%	59,100.00
Total Operating Income	13,125.00	0.00	13,125.00	0.00%	51,370.36	59,100.00	-7,729.64	-13.08%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	1,242.00	166.68	-1,075.32	-645.14%	500.00
Printing, Postage and Delivery	623.81	0.00	-623.81	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	3,468.00	3,468.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	235.98	0.00	-235.98	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	1,933.79	908.67	-1,025.12	-112.82%	6,804.04	5,524.68	-1,279.36	-23.16%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,600.00	1,600.00	100.00%	0.00	3,200.00	3,200.00	100.00%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	160.18	300.00	139.82	46.61%	160.18	1,200.00	1,039.82	86.65%	3,600.00
Total Landscaping and Groundskeeping	160.18	1,900.00	1,739.82	91.57%	160.18	14,900.00	14,739.82	98.92%	30,100.00
Professional Fees									
Legal	700.00	0.00	-700.00	0.00%	2,043.00	8,500.00	6,457.00	75.96%	8,500.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Professional Fees	700.00	0.00	-700.00	0.00%	2,043.00	8,500.00	6,457.00	75.96%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	104.00	102.50	-1.50	-1.46%	406.25	410.00	3.75	0.91%	1,230.00
Total Utilities	104.00	102.50	-1.50	-1.46%	406.25	410.00	3.75	0.91%	1,230.00
Total Operating Expense	2,897.97	2,911.17	13.20	0.45%	9,413.47	31,834.68	22,421.21	70.43%	55,124.00
Total Operating Income	13,125.00	0.00	13,125.00	0.00%	51,370.36	59,100.00	-7,729.64	-13.08%	59,100.00
Total Operating Expense	2,897.97	2,911.17	13.20	0.45%	9,413.47	31,834.68	22,421.21	70.43%	55,124.00
NOI - Net Operating Income	10,227.03	-2,911.17	13,138.20	451.30%	41,956.89	27,265.32	14,691.57	53.88%	3,976.00
Total Income	13,125.00	0.00	13,125.00	0.00%	51,370.36	59,100.00	-7,729.64	-13.08%	59,100.00
Total Expense	2,897.97	2,911.17	13.20	0.45%	9,413.47	31,834.68	22,421.21	70.43%	55,124.00
Net Income	10,227.03	-2,911.17	13,138.20	451.30%	41,956.89	27,265.32	14,691.57	53.88%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 05/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	63,789.34
Total Operating/Reserve	63,789.34
Total Cash	63,789.34
TOTAL ASSETS	63,789.34
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	300.00
Total Liabilities	300.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	42,359.90
Calculated Prior Years Retained Earnings	250.00
Total Capital	63,489.34
TOTAL LIABILITIES & CAPITAL	63,789.34

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: May 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	2,350.00
Late Fees	100.00
Legal fee billing	0.00
Total Income	2,450.00
Total Operating Income	2,450.00
Expense	
Administration	
Community Events	0.00
Insurance Expense	798.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	1,665.00
Landscaping and Groundskeeping	
Pond Maintenance	126.99
Total Landscaping and Groundskeeping	126.99
Professional Fees	
Legal	255.00
Total Professional Fees	255.00
Utilities	
Electric	0.00
Total Utilities	0.00
Total Operating Expense	2,046.99
NOI - Net Operating Income	403.01
Total Income	2,450.00
Total Expense	2,046.99
Net Income	403.01

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: May 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	2,350.00	0.00	2,350.00	0.00%	52,714.36	59,100.00	-6,385.64	-10.80%	59,100.00
Late Fees	100.00	0.00	100.00	0.00%	975.00	0.00	975.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	131.00	0.00	131.00	0.00%	0.00
Total Income	2,450.00	0.00	2,450.00	0.00%	53,820.36	59,100.00	-5,279.64	-8.93%	59,100.00
Total Operating Income	2,450.00	0.00	2,450.00	0.00%	53,820.36	59,100.00	-5,279.64	-8.93%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	798.00	41.67	-756.33	-1,815.05%	2,040.00	208.35	-1,831.65	-879.12%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	4,335.00	4,335.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	1,665.00	908.67	-756.33	-83.23%	8,469.04	6,433.35	-2,035.69	-31.64%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,600.00	1,600.00	100.00%	0.00	4,800.00	4,800.00	100.00%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	126.99	300.00	173.01	57.67%	287.17	1,500.00	1,212.83	80.86%	3,600.00
Total Landscaping and Groundskeeping	126.99	1,900.00	1,773.01	93.32%	287.17	16,800.00	16,512.83	98.29%	30,100.00
Professional Fees									
Legal	255.00	0.00	-255.00	0.00%	2,298.00	8,500.00	6,202.00	72.96%	8,500.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Professional Fees	255.00	0.00	-255.00	0.00%	2,298.00	8,500.00	6,202.00	72.96%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	0.00	102.50	102.50	100.00%	406.25	512.50	106.25	20.73%	1,230.00
Total Utilities	0.00	102.50	102.50	100.00%	406.25	512.50	106.25	20.73%	1,230.00
Total Operating Expense	2,046.99	2,911.17	864.18	29.68%	11,460.46	34,745.85	23,285.39	67.02%	55,124.00
Total Operating Income	2,450.00	0.00	2,450.00	0.00%	53,820.36	59,100.00	-5,279.64	-8.93%	59,100.00
Total Operating Expense	2,046.99	2,911.17	864.18	29.68%	11,460.46	34,745.85	23,285.39	67.02%	55,124.00
NOI - Net Operating Income	403.01	-2,911.17	3,314.18	113.84%	42,359.90	24,354.15	18,005.75	73.93%	3,976.00
Total Income	2,450.00	0.00	2,450.00	0.00%	53,820.36	59,100.00	-5,279.64	-8.93%	59,100.00
Total Expense	2,046.99	2,911.17	864.18	29.68%	11,460.46	34,745.85	23,285.39	67.02%	55,124.00
Net Income	403.01	-2,911.17	3,314.18	113.84%	42,359.90	24,354.15	18,005.75	73.93%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 06/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	59,578.35
Total Operating/Reserve	59,578.35
Total Cash	59,578.35
TOTAL ASSETS	59,578.35
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	300.00
Total Liabilities	300.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	38,148.91
Calculated Prior Years Retained Earnings	250.00
Total Capital	59,278.35
TOTAL LIABILITIES & CAPITAL	59,578.35

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Jun 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	1,400.00
Late Fees	100.00
Legal fee billing	-255.00
Miscellaneous Income	433.64
Total Income	1,678.64
Total Operating Income	1,678.64
Expense	
Administration	
Community Events	0.00
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	3,986.64
Pond Maintenance	949.99
Total Landscaping and Groundskeeping	4,936.63
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Utilities	
Electric	86.00
Total Utilities	86.00
Total Operating Expense	5,889.63
NOI - Net Operating Income	-4,210.99
Total Income	1,678.64
Total Expense	5,889.63
Net Income	-4,210.99

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Jun 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	1,400.00	0.00	1,400.00	0.00%	54,114.36	59,100.00	-4,985.64	-8.44%	59,100.00
Late Fees	100.00	0.00	100.00	0.00%	1,075.00	0.00	1,075.00	0.00%	0.00
Legal fee billing	-255.00	0.00	-255.00	0.00%	-124.00	0.00	-124.00	0.00%	0.00
Miscellaneous Income	433.64	0.00	433.64	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	1,678.64	0.00	1,678.64	0.00%	55,499.00	59,100.00	-3,601.00	-6.09%	59,100.00
Total Operating Income	1,678.64	0.00	1,678.64	0.00%	55,499.00	59,100.00	-3,601.00	-6.09%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	0.00	41.67	41.67	100.00%	2,040.00	250.02	-1,789.98	-715.93%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	5,202.00	5,202.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	867.00	908.67	41.67	4.59%	9,336.04	7,342.02	-1,994.02	-27.16%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	3,986.64	1,600.00	-2,386.64	-149.17%	3,986.64	6,400.00	2,413.36	37.71%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	949.99	300.00	-649.99	-216.66%	1,237.16	1,800.00	562.84	31.27%	3,600.00
Total Landscaping and Groundskeeping	4,936.63	1,900.00	-3,036.63	-159.82%	5,223.80	18,700.00	13,476.20	72.07%	30,100.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	2,298.00	8,500.00	6,202.00	72.96%	8,500.00
Total Professional Fees	0.00	0.00	0.00	0.00%	2,298.00	8,500.00	6,202.00	72.96%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	86.00	102.50	16.50	16.10%	492.25	615.00	122.75	19.96%	1,230.00
Total Utilities	86.00	102.50	16.50	16.10%	492.25	615.00	122.75	19.96%	1,230.00
Total Operating Expense	5,889.63	2,911.17	-2,978.46	-102.31%	17,350.09	37,657.02	20,306.93	53.93%	55,124.00
Total Operating Income	1,678.64	0.00	1,678.64	0.00%	55,499.00	59,100.00	-3,601.00	-6.09%	59,100.00
Total Operating Expense	5,889.63	2,911.17	-2,978.46	-102.31%	17,350.09	37,657.02	20,306.93	53.93%	55,124.00
NOI - Net Operating Income	-4,210.99	-2,911.17	-1,299.82	-44.65%	38,148.91	21,442.98	16,705.93	77.91%	3,976.00
Total Income	1,678.64	0.00	1,678.64	0.00%	55,499.00	59,100.00	-3,601.00	-6.09%	59,100.00
Total Expense	5,889.63	2,911.17	-2,978.46	-102.31%	17,350.09	37,657.02	20,306.93	53.93%	55,124.00
Net Income	-4,210.99	-2,911.17	-1,299.82	-44.65%	38,148.91	21,442.98	16,705.93	77.91%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 07/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	55,175.87
Total Operating/Reserve	55,175.87
Total Cash	55,175.87
TOTAL ASSETS	55,175.87
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	400.00
Total Liabilities	400.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	33,646.43
Calculated Prior Years Retained Earnings	250.00
Total Capital	54,775.87
TOTAL LIABILITIES & CAPITAL	55,175.87

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Jul 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	300.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
Total Income	300.00
Total Operating Income	300.00
Expense	
Administration	
Community Events	0.00
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	1,993.32
Pond Maintenance	820.41
Tree & Bush Maintenance	651.50
Total Landscaping and Groundskeeping	3,465.23
Professional Fees	
Legal	191.25
Total Professional Fees	191.25
Repairs and Maintenance	
Gate / Fence Repair & Maintenance	225.00
Total Repairs and Maintenance	225.00
Utilities	
Electric	54.00
Total Utilities	54.00
Total Operating Expense	4,802.48
NOI - Net Operating Income	-4,502.48
Total Income	300.00
Total Expense	4,802.48
Net Income	-4,502.48

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Jul 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	300.00	0.00	300.00	0.00%	54,414.36	59,100.00	-4,685.64	-7.93%	59,100.00
Late Fees	0.00	0.00	0.00	0.00%	1,075.00	0.00	1,075.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	-124.00	0.00	-124.00	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	300.00	0.00	300.00	0.00%	55,799.00	59,100.00	-3,301.00	-5.59%	59,100.00
Total Operating Income	300.00	0.00	300.00	0.00%	55,799.00	59,100.00	-3,301.00	-5.59%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	0.00	41.67	41.67	100.00%	2,040.00	291.69	-1,748.31	-599.37%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	6,069.00	6,069.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	867.00	908.67	41.67	4.59%	10,203.04	8,250.69	-1,952.35	-23.66%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	1,993.32	1,600.00	-393.32	-24.58%	5,979.96	8,000.00	2,020.04	25.25%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	820.41	300.00	-520.41	-173.47%	2,057.57	2,100.00	42.43	2.02%	3,600.00
Tree & Bush Maintenance	651.50	0.00	-651.50	0.00%	651.50	0.00	-651.50	0.00%	0.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Landscaping and Groundskeeping	3,465.23	1,900.00	-1,565.23	-82.38%	8,689.03	20,600.00	11,910.97	57.82%	30,100.00
Professional Fees									
Legal	191.25	0.00	-191.25	0.00%	2,489.25	8,500.00	6,010.75	70.71%	8,500.00
Total Professional Fees	191.25	0.00	-191.25	0.00%	2,489.25	8,500.00	6,010.75	70.71%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	225.00	0.00	-225.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Total Repairs and Maintenance	225.00	0.00	-225.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Utilities									
Electric	54.00	102.50	48.50	47.32%	546.25	717.50	171.25	23.87%	1,230.00
Total Utilities	54.00	102.50	48.50	47.32%	546.25	717.50	171.25	23.87%	1,230.00
Total Operating Expense	4,802.48	2,911.17	-1,891.31	-64.97%	22,152.57	40,568.19	18,415.62	45.39%	55,124.00
Total Operating Income	300.00	0.00	300.00	0.00%	55,799.00	59,100.00	-3,301.00	-5.59%	59,100.00
Total Operating Expense	4,802.48	2,911.17	-1,891.31	-64.97%	22,152.57	40,568.19	18,415.62	45.39%	55,124.00
NOI - Net Operating Income	-4,502.48	-2,911.17	-1,591.31	-54.66%	33,646.43	18,531.81	15,114.62	81.56%	3,976.00
Total Income	300.00	0.00	300.00	0.00%	55,799.00	59,100.00	-3,301.00	-5.59%	59,100.00
Total Expense	4,802.48	2,911.17	-1,891.31	-64.97%	22,152.57	40,568.19	18,415.62	45.39%	55,124.00
Net Income	-4,502.48	-2,911.17	-1,591.31	-54.66%	33,646.43	18,531.81	15,114.62	81.56%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 08/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	45,463.94
Total Operating/Reserve	45,463.94
Total Cash	45,463.94
TOTAL ASSETS	45,463.94
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	400.00
Total Liabilities	400.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	23,934.50
Calculated Prior Years Retained Earnings	250.00
Total Capital	45,063.94
TOTAL LIABILITIES & CAPITAL	45,463.94

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Aug 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	1,075.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
Total Income	1,075.00
Total Operating Income	1,075.00
Expense	
Administration	
Community Events	0.00
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	3,986.64
Pond Maintenance	553.98
Tree & Bush Maintenance	4,988.00
Total Landscaping and Groundskeeping	9,528.62
Professional Fees	
Legal	333.31
Total Professional Fees	333.31
Repairs and Maintenance	
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	58.00
Total Utilities	58.00
Total Operating Expense	10,786.93
NOI - Net Operating Income	-9,711.93
Total Income	1,075.00
Total Expense	10,786.93
Net Income	-9,711.93

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Aug 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	1,075.00	0.00	1,075.00	0.00%	55,489.36	59,100.00	-3,610.64	-6.11%	59,100.00
Late Fees	0.00	0.00	0.00	0.00%	1,075.00	0.00	1,075.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	-124.00	0.00	-124.00	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	1,075.00	0.00	1,075.00	0.00%	56,874.00	59,100.00	-2,226.00	-3.77%	59,100.00
Total Operating Income	1,075.00	0.00	1,075.00	0.00%	56,874.00	59,100.00	-2,226.00	-3.77%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	0.00	41.67	41.67	100.00%	2,040.00	333.36	-1,706.64	-511.95%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	6,936.00	6,936.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	867.00	908.67	41.67	4.59%	11,070.04	9,159.36	-1,910.68	-20.86%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	3,986.64	1,600.00	-2,386.64	-149.17%	9,966.60	9,600.00	-366.60	-3.82%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	553.98	300.00	-253.98	-84.66%	2,611.55	2,400.00	-211.55	-8.81%	3,600.00
Tree & Bush Maintenance	4,988.00	0.00	-4,988.00	0.00%	5,639.50	0.00	-5,639.50	0.00%	0.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Landscaping and Groundskeeping	9,528.62	1,900.00	-7,628.62	-401.51%	18,217.65	22,500.00	4,282.35	19.03%	30,100.00
Professional Fees									
Legal	333.31	0.00	-333.31	0.00%	2,822.56	8,500.00	5,677.44	66.79%	8,500.00
Total Professional Fees	333.31	0.00	-333.31	0.00%	2,822.56	8,500.00	5,677.44	66.79%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Utilities									
Electric	58.00	102.50	44.50	43.41%	604.25	820.00	215.75	26.31%	1,230.00
Total Utilities	58.00	102.50	44.50	43.41%	604.25	820.00	215.75	26.31%	1,230.00
Total Operating Expense	10,786.93	2,911.17	-7,875.76	-270.54%	32,939.50	43,479.36	10,539.86	24.24%	55,124.00
Total Operating Income	1,075.00	0.00	1,075.00	0.00%	56,874.00	59,100.00	-2,226.00	-3.77%	59,100.00
Total Operating Expense	10,786.93	2,911.17	-7,875.76	-270.54%	32,939.50	43,479.36	10,539.86	24.24%	55,124.00
NOI - Net Operating Income	-9,711.93	-2,911.17	-6,800.76	-233.61%	23,934.50	15,620.64	8,313.86	53.22%	3,976.00
Total Income	1,075.00	0.00	1,075.00	0.00%	56,874.00	59,100.00	-2,226.00	-3.77%	59,100.00
Total Expense	10,786.93	2,911.17	-7,875.76	-270.54%	32,939.50	43,479.36	10,539.86	24.24%	55,124.00
Net Income	-9,711.93	-2,911.17	-6,800.76	-233.61%	23,934.50	15,620.64	8,313.86	53.22%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 09/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	42,944.47
Total Operating/Reserve	42,944.47
Total Cash	42,944.47
TOTAL ASSETS	42,944.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	425.00
Total Liabilities	425.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	21,390.03
Calculated Prior Years Retained Earnings	250.00
Total Capital	42,519.47
TOTAL LIABILITIES & CAPITAL	42,944.47

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Sep 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	550.00
Late Fees	50.00
Legal fee billing	0.00
Miscellaneous Income	0.00
Total Income	600.00
Total Operating Income	600.00
Expense	
Administration	
Community Events	0.00
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	1,993.32
Pond Maintenance	126.99
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	2,120.31
Professional Fees	
Legal	29.16
Total Professional Fees	29.16
Repairs and Maintenance	
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	128.00
Total Utilities	128.00
Total Operating Expense	3,144.47
NOI - Net Operating Income	-2,544.47
Total Income	600.00
Total Expense	3,144.47
Net Income	-2,544.47

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Sep 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	550.00	0.00	550.00	0.00%	56,039.36	59,100.00	-3,060.64	-5.18%	59,100.00
Late Fees	50.00	0.00	50.00	0.00%	1,125.00	0.00	1,125.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	-124.00	0.00	-124.00	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	600.00	0.00	600.00	0.00%	57,474.00	59,100.00	-1,626.00	-2.75%	59,100.00
Total Operating Income	600.00	0.00	600.00	0.00%	57,474.00	59,100.00	-1,626.00	-2.75%	59,100.00
Expense									
Administration									
Community Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	0.00	41.66	41.66	100.00%	2,040.00	375.02	-1,664.98	-443.97%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	7,803.00	7,803.00	0.00	0.00%	10,404.00
Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	867.00	908.66	41.66	4.58%	11,937.04	10,068.02	-1,869.02	-18.56%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	1,993.32	1,600.00	-393.32	-24.58%	11,959.92	11,200.00	-759.92	-6.79%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	126.99	300.00	173.01	57.67%	2,738.54	2,700.00	-38.54	-1.43%	3,600.00
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	5,639.50	0.00	-5,639.50	0.00%	0.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Landscaping and Groundskeeping	2,120.31	1,900.00	-220.31	-11.60%	20,337.96	24,400.00	4,062.04	16.65%	30,100.00
Professional Fees									
Legal	29.16	0.00	-29.16	0.00%	2,851.72	8,500.00	5,648.28	66.45%	8,500.00
Total Professional Fees	29.16	0.00	-29.16	0.00%	2,851.72	8,500.00	5,648.28	66.45%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Utilities									
Electric	128.00	102.50	-25.50	-24.88%	732.25	922.50	190.25	20.62%	1,230.00
Total Utilities	128.00	102.50	-25.50	-24.88%	732.25	922.50	190.25	20.62%	1,230.00
Total Operating Expense	3,144.47	2,911.16	-233.31	-8.01%	36,083.97	46,390.52	10,306.55	22.22%	55,124.00
Total Operating Income	600.00	0.00	600.00	0.00%	57,474.00	59,100.00	-1,626.00	-2.75%	59,100.00
Total Operating Expense	3,144.47	2,911.16	-233.31	-8.01%	36,083.97	46,390.52	10,306.55	22.22%	55,124.00
NOI - Net Operating Income	-2,544.47	-2,911.16	366.69	12.60%	21,390.03	12,709.48	8,680.55	68.30%	3,976.00
Total Income	600.00	0.00	600.00	0.00%	57,474.00	59,100.00	-1,626.00	-2.75%	59,100.00
Total Expense	3,144.47	2,911.16	-233.31	-8.01%	36,083.97	46,390.52	10,306.55	22.22%	55,124.00
Net Income	-2,544.47	-2,911.16	366.69	12.60%	21,390.03	12,709.48	8,680.55	68.30%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 10/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	40,814.48
Total Operating/Reserve	40,814.48
Total Cash	40,814.48
TOTAL ASSETS	40,814.48
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	425.00
Total Liabilities	425.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	19,260.04
Calculated Prior Years Retained Earnings	250.00
Total Capital	40,389.48
TOTAL LIABILITIES & CAPITAL	40,814.48

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Oct 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	150.00
Violation Fines	25.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
Total Income	175.00
Total Operating Income	175.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	430.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	1,297.00
Landscaping and Groundskeeping	
General Landscaping Contract	0.00
Pond Maintenance	126.99
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	126.99
Professional Fees	
Legal	750.00
Total Professional Fees	750.00
Repairs and Maintenance	
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	131.00
Total Utilities	131.00
Total Operating Expense	2,304.99
NOI - Net Operating Income	-2,129.99
Total Income	175.00
Total Expense	2,304.99

Profit & Loss

Account Name	Selected Month
Net Income	<u>-2,129.99</u>

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Oct 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	150.00	0.00	150.00	0.00%	56,189.36	59,100.00	-2,910.64	-4.92%	59,100.00
Violation Fines	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	0.00	0.00	0.00	0.00%	1,125.00	0.00	1,125.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	-124.00	0.00	-124.00	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	175.00	0.00	175.00	0.00%	57,649.00	59,100.00	-1,451.00	-2.46%	59,100.00
Total Operating Income	175.00	0.00	175.00	0.00%	57,649.00	59,100.00	-1,451.00	-2.46%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	430.00	41.66	-388.34	-932.17%	2,470.00	416.68	-2,053.32	-492.78%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	8,670.00	8,670.00	0.00	0.00%	10,404.00
Real Estate Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	1,297.00	908.66	-388.34	-42.74%	13,234.04	10,976.68	-2,257.36	-20.57%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,600.00	1,600.00	100.00%	11,959.92	12,800.00	840.08	6.56%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	126.99	300.00	173.01	57.67%	2,865.53	3,000.00	134.47	4.48%	3,600.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	5,639.50	0.00	-5,639.50	0.00%	0.00
Total Landscaping and Groundskeeping	126.99	1,900.00	1,773.01	93.32%	20,464.95	26,300.00	5,835.05	22.19%	30,100.00
Professional Fees									
Legal	750.00	0.00	-750.00	0.00%	3,601.72	8,500.00	4,898.28	57.63%	8,500.00
Total Professional Fees	750.00	0.00	-750.00	0.00%	3,601.72	8,500.00	4,898.28	57.63%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Utilities									
Electric	131.00	102.50	-28.50	-27.80%	863.25	1,025.00	161.75	15.78%	1,230.00
Total Utilities	131.00	102.50	-28.50	-27.80%	863.25	1,025.00	161.75	15.78%	1,230.00
Total Operating Expense	2,304.99	2,911.16	606.17	20.82%	38,388.96	49,301.68	10,912.72	22.13%	55,124.00
Total Operating Income	175.00	0.00	175.00	0.00%	57,649.00	59,100.00	-1,451.00	-2.46%	59,100.00
Total Operating Expense	2,304.99	2,911.16	606.17	20.82%	38,388.96	49,301.68	10,912.72	22.13%	55,124.00
NOI - Net Operating Income	-2,129.99	-2,911.16	781.17	26.83%	19,260.04	9,798.32	9,461.72	96.56%	3,976.00
Total Income	175.00	0.00	175.00	0.00%	57,649.00	59,100.00	-1,451.00	-2.46%	59,100.00
Total Expense	2,304.99	2,911.16	606.17	20.82%	38,388.96	49,301.68	10,912.72	22.13%	55,124.00
Net Income	-2,129.99	-2,911.16	781.17	26.83%	19,260.04	9,798.32	9,461.72	96.56%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 11/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	34,408.67
Total Operating/Reserve	34,408.67
Total Cash	34,408.67
TOTAL ASSETS	34,408.67
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	575.00
Total Liabilities	575.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	12,704.23
Calculated Prior Years Retained Earnings	250.00
Total Capital	33,833.67
TOTAL LIABILITIES & CAPITAL	34,408.67

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Nov 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	450.00
Violation Fines	0.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
Total Income	450.00
Total Operating Income	450.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	207.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	1,074.00
Landscaping and Groundskeeping	
General Landscaping Contract	3,986.64
Pond Maintenance	287.17
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	4,273.81
Professional Fees	
Legal	1,530.00
Total Professional Fees	1,530.00
Repairs and Maintenance	
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	128.00
Total Utilities	128.00
Total Operating Expense	7,005.81
NOI - Net Operating Income	-6,555.81
Total Income	450.00
Total Expense	7,005.81

Profit & Loss

Account Name	Selected Month
Net Income	<u>-6,555.81</u>

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Nov 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	450.00	0.00	450.00	0.00%	56,639.36	59,100.00	-2,460.64	-4.16%	59,100.00
Violation Fines	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	0.00	0.00	0.00	0.00%	1,125.00	0.00	1,125.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	-124.00	0.00	-124.00	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	450.00	0.00	450.00	0.00%	58,099.00	59,100.00	-1,001.00	-1.69%	59,100.00
Total Operating Income	450.00	0.00	450.00	0.00%	58,099.00	59,100.00	-1,001.00	-1.69%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	800.00	400.00	-400.00	-100.00%	400.00
Insurance Expense	207.00	41.66	-165.34	-396.88%	2,677.00	458.34	-2,218.66	-484.06%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	9,537.00	9,537.00	0.00	0.00%	10,404.00
Real Estate Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	1,074.00	908.66	-165.34	-18.20%	14,308.04	11,885.34	-2,422.70	-20.38%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	3,986.64	1,600.00	-2,386.64	-149.17%	15,946.56	14,400.00	-1,546.56	-10.74%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	287.17	300.00	12.83	4.28%	3,152.70	3,300.00	147.30	4.46%	3,600.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	5,639.50	0.00	-5,639.50	0.00%	0.00
Total Landscaping and Groundskeeping	4,273.81	1,900.00	-2,373.81	-124.94%	24,738.76	28,200.00	3,461.24	12.27%	30,100.00
Professional Fees									
Legal	1,530.00	0.00	-1,530.00	0.00%	5,131.72	8,500.00	3,368.28	39.63%	8,500.00
Total Professional Fees	1,530.00	0.00	-1,530.00	0.00%	5,131.72	8,500.00	3,368.28	39.63%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Utilities									
Electric	128.00	102.50	-25.50	-24.88%	991.25	1,127.50	136.25	12.08%	1,230.00
Total Utilities	128.00	102.50	-25.50	-24.88%	991.25	1,127.50	136.25	12.08%	1,230.00
Total Operating Expense	7,005.81	2,911.16	-4,094.65	-140.65%	45,394.77	52,212.84	6,818.07	13.06%	55,124.00
Total Operating Income	450.00	0.00	450.00	0.00%	58,099.00	59,100.00	-1,001.00	-1.69%	59,100.00
Total Operating Expense	7,005.81	2,911.16	-4,094.65	-140.65%	45,394.77	52,212.84	6,818.07	13.06%	55,124.00
NOI - Net Operating Income	-6,555.81	-2,911.16	-3,644.65	-125.20%	12,704.23	6,887.16	5,817.07	84.46%	3,976.00
Total Income	450.00	0.00	450.00	0.00%	58,099.00	59,100.00	-1,001.00	-1.69%	59,100.00
Total Expense	7,005.81	2,911.16	-4,094.65	-140.65%	45,394.77	52,212.84	6,818.07	13.06%	55,124.00
Net Income	-6,555.81	-2,911.16	-3,644.65	-125.20%	12,704.23	6,887.16	5,817.07	84.46%	3,976.00

Balance Sheet Report

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	36,936.17
Total Operating/Reserve	36,936.17
Total Cash	36,936.17
TOTAL ASSETS	36,936.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	575.00
Total Liabilities	575.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	15,231.73
Calculated Prior Years Retained Earnings	250.00
Total Capital	36,361.17
TOTAL LIABILITIES & CAPITAL	36,936.17

Profit & Loss

Onyx Realty

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Dec 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	275.00
Violation Fines	0.00
Late Fees	50.00
Legal fee billing	5,806.25
Miscellaneous Income	0.00
Total Income	6,131.25
Total Operating Income	6,131.25
Expense	
Administration	
Community Meeting / Events	1,050.00
Insurance Expense	207.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
Total Administration	2,124.00
Landscaping and Groundskeeping	
General Landscaping Contract	0.00
Pond Maintenance	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	0.00
Professional Fees	
Legal	1,338.75
Total Professional Fees	1,338.75
Repairs and Maintenance	
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	141.00
Total Utilities	141.00
Total Operating Expense	3,603.75
NOI - Net Operating Income	2,527.50
Total Income	6,131.25
Total Expense	3,603.75

Profit & Loss

Account Name	Selected Month
Net Income	<u>2,527.50</u>

Profit & Loss vs Budget

Properties: Melrose - c/o Onyx Realty 1500 Brice Rd Reynoldsburg, OH 43068

As of: Dec 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Income									
Association Dues	275.00	0.00	275.00	0.00%	56,914.36	59,100.00	-2,185.64	-3.70%	59,100.00
Violation Fines	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	50.00	0.00	50.00	0.00%	1,175.00	0.00	1,175.00	0.00%	0.00
Legal fee billing	5,806.25	0.00	5,806.25	0.00%	5,682.25	0.00	5,682.25	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	433.64	0.00	433.64	0.00%	0.00
Total Income	6,131.25	0.00	6,131.25	0.00%	64,230.25	59,100.00	5,130.25	8.68%	59,100.00
Total Operating Income	6,131.25	0.00	6,131.25	0.00%	64,230.25	59,100.00	5,130.25	8.68%	59,100.00
Expense									
Administration									
Community Meeting / Events	1,050.00	0.00	-1,050.00	0.00%	1,850.00	400.00	-1,450.00	-362.50%	400.00
Insurance Expense	207.00	41.66	-165.34	-396.88%	2,884.00	500.00	-2,384.00	-476.80%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	623.81	1,400.00	776.19	55.44%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	10,404.00	10,404.00	0.00	0.00%	10,404.00
Real Estate Taxes	0.00	0.00	0.00	0.00%	405.50	90.00	-315.50	-350.56%	90.00
Website	0.00	0.00	0.00	0.00%	235.98	0.00	-235.98	0.00%	0.00
Dues and Subscriptions	0.00	0.00	0.00	0.00%	28.75	0.00	-28.75	0.00%	0.00
Total Administration	2,124.00	908.66	-1,215.34	-133.75%	16,432.04	12,794.00	-3,638.04	-28.44%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,600.00	1,600.00	100.00%	15,946.56	16,000.00	53.44	0.33%	16,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond Maintenance	0.00	300.00	300.00	100.00%	3,152.70	3,600.00	447.30	12.43%	3,600.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	5,639.50	0.00	-5,639.50	0.00%	0.00
Total Landscaping and Groundskeeping	0.00	1,900.00	1,900.00	100.00%	24,738.76	30,100.00	5,361.24	17.81%	30,100.00
Professional Fees									
Legal	1,338.75	0.00	-1,338.75	0.00%	6,470.47	8,500.00	2,029.53	23.88%	8,500.00
Total Professional Fees	1,338.75	0.00	-1,338.75	0.00%	6,470.47	8,500.00	2,029.53	23.88%	8,500.00
Repairs and Maintenance									
Gate / Fence Repair & Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	225.00	2,500.00	2,275.00	91.00%	2,500.00
Utilities									
Electric	141.00	102.50	-38.50	-37.56%	1,132.25	1,230.00	97.75	7.95%	1,230.00
Total Utilities	141.00	102.50	-38.50	-37.56%	1,132.25	1,230.00	97.75	7.95%	1,230.00
Total Operating Expense	3,603.75	2,911.16	-692.59	-23.79%	48,998.52	55,124.00	6,125.48	11.11%	55,124.00
Total Operating Income	6,131.25	0.00	6,131.25	0.00%	64,230.25	59,100.00	5,130.25	8.68%	59,100.00
Total Operating Expense	3,603.75	2,911.16	-692.59	-23.79%	48,998.52	55,124.00	6,125.48	11.11%	55,124.00
NOI - Net Operating Income	2,527.50	-2,911.16	5,438.66	186.82%	15,231.73	3,976.00	11,255.73	283.09%	3,976.00
Total Income	6,131.25	0.00	6,131.25	0.00%	64,230.25	59,100.00	5,130.25	8.68%	59,100.00
Total Expense	3,603.75	2,911.16	-692.59	-23.79%	48,998.52	55,124.00	6,125.48	11.11%	55,124.00
Net Income	2,527.50	-2,911.16	5,438.66	186.82%	15,231.73	3,976.00	11,255.73	283.09%	3,976.00