

## Balance Sheet Report

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

As of: 01/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	40,281.71
<b>Total Operating/Reserve</b>	<b>40,281.71</b>
<b>Total Cash</b>	<b>40,281.71</b>
<b>TOTAL ASSETS</b>	<b>40,281.71</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	7,175.00
<b>Total Liabilities</b>	<b>7,175.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	-3,254.46
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>33,106.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>40,281.71</b>

## Profit & Loss

### Onyx Realty

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

As of: Jan 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	700.00
Violation Fines	25.00
Late Fees	100.00
<b>Total Income</b>	<b>825.00</b>
<b>Total Operating Income</b>	<b>825.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	300.00
Insurance Expense	0.00
Property Management Fees	867.00
Real Estate Taxes	400.46
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,567.46</b>
<b>Professional Fees</b>	
Legal	2,435.00
<b>Total Professional Fees</b>	<b>2,435.00</b>
<b>Utilities</b>	
Electric	77.00
<b>Total Utilities</b>	<b>77.00</b>
<b>Total Operating Expense</b>	<b>4,079.46</b>
<b>NOI - Net Operating Income</b>	<b>-3,254.46</b>
Total Income	825.00
Total Expense	4,079.46
<b>Net Income</b>	<b>-3,254.46</b>

## Profit & Loss vs Budget

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

As of: Jan 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	700.00	59,100.00	-58,400.00	-98.82%	700.00	59,100.00	-58,400.00	-98.82%	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	100.00	0.00	100.00	0.00%	100.00	0.00	100.00	0.00%	0.00
<b>Total Income</b>	<b>825.00</b>	<b>59,100.00</b>	<b>-58,275.00</b>	<b>-98.60%</b>	<b>825.00</b>	<b>59,100.00</b>	<b>-58,275.00</b>	<b>-98.60%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>825.00</b>	<b>59,100.00</b>	<b>-58,275.00</b>	<b>-98.60%</b>	<b>825.00</b>	<b>59,100.00</b>	<b>-58,275.00</b>	<b>-98.60%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	300.00	33.34	-266.66	-799.82%	300.00	33.34	-266.66	-799.82%	400.00
Insurance Expense	0.00	41.67	41.67	100.00%	0.00	41.67	41.67	100.00%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	0.00	116.67	116.67	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
Real Estate Taxes	400.46	7.50	-392.96	-5,239.47%	400.46	7.50	-392.96	-5,239.47%	90.00
<b>Total Administration</b>	<b>1,567.46</b>	<b>1,066.18</b>	<b>-501.28</b>	<b>-47.02%</b>	<b>1,567.46</b>	<b>1,066.18</b>	<b>-501.28</b>	<b>-47.02%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.34	1,333.34	100.00%	0.00	1,333.34	1,333.34	100.00%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	875.00	875.00	100.00%	10,500.00
Pond & Fountain Maintenance	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%	3,600.00
<b>Total Landscaping and Groundskeeping</b>	<b>0.00</b>	<b>2,508.34</b>	<b>2,508.34</b>	<b>100.00%</b>	<b>0.00</b>	<b>2,508.34</b>	<b>2,508.34</b>	<b>100.00%</b>	<b>30,100.00</b>
<b>Professional Fees</b>									
Legal	2,435.00	708.34	-1,726.66	-243.76%	2,435.00	708.34	-1,726.66	-243.76%	8,500.00
<b>Total Professional Fees</b>	<b>2,435.00</b>	<b>708.34</b>	<b>-1,726.66</b>	<b>-243.76%</b>	<b>2,435.00</b>	<b>708.34</b>	<b>-1,726.66</b>	<b>-243.76%</b>	<b>8,500.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.34	208.34	100.00%	0.00	208.34	208.34	100.00%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.34</b>	<b>208.34</b>	<b>100.00%</b>	<b>0.00</b>	<b>208.34</b>	<b>208.34</b>	<b>100.00%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	77.00	102.50	25.50	24.88%	77.00	102.50	25.50	24.88%	1,230.00
<b>Total Utilities</b>	<b>77.00</b>	<b>102.50</b>	<b>25.50</b>	<b>24.88%</b>	<b>77.00</b>	<b>102.50</b>	<b>25.50</b>	<b>24.88%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>4,079.46</b>	<b>4,593.70</b>	<b>514.24</b>	<b>11.19%</b>	<b>4,079.46</b>	<b>4,593.70</b>	<b>514.24</b>	<b>11.19%</b>	<b>55,124.00</b>
Total Operating Income	825.00	59,100.00	-58,275.00	-98.60%	825.00	59,100.00	-58,275.00	-98.60%	59,100.00
Total Operating Expense	4,079.46	4,593.70	514.24	11.19%	4,079.46	4,593.70	514.24	11.19%	55,124.00
<b>NOI - Net Operating Income</b>	<b>-3,254.46</b>	<b>54,506.30</b>	<b>-57,760.76</b>	<b>-105.97%</b>	<b>-3,254.46</b>	<b>54,506.30</b>	<b>-57,760.76</b>	<b>-105.97%</b>	<b>3,976.00</b>
Total Income	825.00	59,100.00	-58,275.00	-98.60%	825.00	59,100.00	-58,275.00	-98.60%	59,100.00
Total Expense	4,079.46	4,593.70	514.24	11.19%	4,079.46	4,593.70	514.24	11.19%	55,124.00
<b>Net Income</b>	<b>-3,254.46</b>	<b>54,506.30</b>	<b>-57,760.76</b>	<b>-105.97%</b>	<b>-3,254.46</b>	<b>54,506.30</b>	<b>-57,760.76</b>	<b>-105.97%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 02/28/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	46,891.71
<b>Total Operating/Reserve</b>	<b>46,891.71</b>
<b>Total Cash</b>	<b>46,891.71</b>
<b>TOTAL ASSETS</b>	<b>46,891.71</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	3,125.00
<b>Total Liabilities</b>	<b>3,125.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	7,405.54
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>43,766.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>46,891.71</b>

## Profit & Loss

### Onyx Realty

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

As of: Feb 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	12,275.00
Violation Fines	0.00
Late Fees	0.00
Legal fee billing	0.00
<b>Total Income</b>	<b>12,275.00</b>
<b>Total Operating Income</b>	<b>12,275.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	414.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,281.00</b>
<b>Professional Fees</b>	
Legal	260.00
<b>Total Professional Fees</b>	<b>260.00</b>
<b>Utilities</b>	
Electric	74.00
<b>Total Utilities</b>	<b>74.00</b>
<b>Total Operating Expense</b>	<b>1,615.00</b>
<b>NOI - Net Operating Income</b>	<b>10,660.00</b>
Total Income	12,275.00
Total Expense	1,615.00
<b>Net Income</b>	<b>10,660.00</b>

## Profit & Loss vs Budget

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

As of: Feb 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	12,275.00	0.00	12,275.00	0.00%	12,975.00	59,100.00	-46,125.00	-78.05%	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%	100.00	0.00	100.00	0.00%	0.00
<b>Total Income</b>	<b>12,275.00</b>	<b>0.00</b>	<b>12,275.00</b>	<b>0.00%</b>	<b>13,100.00</b>	<b>59,100.00</b>	<b>-46,000.00</b>	<b>-77.83%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>12,275.00</b>	<b>0.00</b>	<b>12,275.00</b>	<b>0.00%</b>	<b>13,100.00</b>	<b>59,100.00</b>	<b>-46,000.00</b>	<b>-77.83%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.34	33.34	100.00%	300.00	66.68	-233.32	-349.91%	400.00
Insurance Expense	414.00	41.67	-372.33	-893.52%	414.00	83.34	-330.66	-396.76%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	0.00	233.34	233.34	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	15.00	-385.46	-2,569.73%	90.00
<b>Total Administration</b>	<b>1,281.00</b>	<b>1,066.18</b>	<b>-214.82</b>	<b>-20.15%</b>	<b>2,848.46</b>	<b>2,132.36</b>	<b>-716.10</b>	<b>-33.58%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.34	1,333.34	100.00%	0.00	2,666.68	2,666.68	100.00%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	1,750.00	1,750.00	100.00%	10,500.00
Pond & Fountain Maintenance	0.00	300.00	300.00	100.00%	0.00	600.00	600.00	100.00%	3,600.00
<b>Total Landscaping and Groundskeeping</b>	<b>0.00</b>	<b>2,508.34</b>	<b>2,508.34</b>	<b>100.00%</b>	<b>0.00</b>	<b>5,016.68</b>	<b>5,016.68</b>	<b>100.00%</b>	<b>30,100.00</b>
<b>Professional Fees</b>									
Legal	260.00	708.34	448.34	63.29%	2,695.00	1,416.68	-1,278.32	-90.23%	8,500.00
<b>Total Professional Fees</b>	<b>260.00</b>	<b>708.34</b>	<b>448.34</b>	<b>63.29%</b>	<b>2,695.00</b>	<b>1,416.68</b>	<b>-1,278.32</b>	<b>-90.23%</b>	<b>8,500.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.34	208.34	100.00%	0.00	416.68	416.68	100.00%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.34</b>	<b>208.34</b>	<b>100.00%</b>	<b>0.00</b>	<b>416.68</b>	<b>416.68</b>	<b>100.00%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	74.00	102.50	28.50	27.80%	151.00	205.00	54.00	26.34%	1,230.00
<b>Total Utilities</b>	<b>74.00</b>	<b>102.50</b>	<b>28.50</b>	<b>27.80%</b>	<b>151.00</b>	<b>205.00</b>	<b>54.00</b>	<b>26.34%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>1,615.00</b>	<b>4,593.70</b>	<b>2,978.70</b>	<b>64.84%</b>	<b>5,694.46</b>	<b>9,187.40</b>	<b>3,492.94</b>	<b>38.02%</b>	<b>55,124.00</b>
Total Operating Income	12,275.00	0.00	12,275.00	0.00%	13,100.00	59,100.00	-46,000.00	-77.83%	59,100.00
Total Operating Expense	1,615.00	4,593.70	2,978.70	64.84%	5,694.46	9,187.40	3,492.94	38.02%	55,124.00
<b>NOI - Net Operating Income</b>	<b>10,660.00</b>	<b>-4,593.70</b>	<b>15,253.70</b>	<b>332.06%</b>	<b>7,405.54</b>	<b>49,912.60</b>	<b>-42,507.06</b>	<b>-85.16%</b>	<b>3,976.00</b>
Total Income	12,275.00	0.00	12,275.00	0.00%	13,100.00	59,100.00	-46,000.00	-77.83%	59,100.00
Total Expense	1,615.00	4,593.70	2,978.70	64.84%	5,694.46	9,187.40	3,492.94	38.02%	55,124.00
<b>Net Income</b>	<b>10,660.00</b>	<b>-4,593.70</b>	<b>15,253.70</b>	<b>332.06%</b>	<b>7,405.54</b>	<b>49,912.60</b>	<b>-42,507.06</b>	<b>-85.16%</b>	<b>3,976.00</b>



## Balance Sheet Report

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

As of: 03/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	71,093.03
<b>Total Operating/Reserve</b>	<b>71,093.03</b>
<b>Total Cash</b>	<b>71,093.03</b>
<b>TOTAL ASSETS</b>	<b>71,093.03</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	28,837.50
<b>Total Liabilities</b>	<b>28,837.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	5,894.36
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>42,255.53</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>71,093.03</b>

## Profit & Loss

### Onyx Realty

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

As of: Mar 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	1,200.00
Violation Fines	0.00
Late Fees	50.00
Legal fee billing	0.00
<b>Total Income</b>	<b>1,250.00</b>
<b>Total Operating Income</b>	<b>1,250.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,074.00</b>
<b>Landscaping and Groundskeeping</b>	
Pond & Fountain Maintenance	160.18
Snow Removal	602.00
<b>Total Landscaping and Groundskeeping</b>	<b>762.18</b>
<b>Professional Fees</b>	
Legal	585.00
<b>Total Professional Fees</b>	<b>585.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	70.00
<b>Total Repairs and Maintenance</b>	<b>70.00</b>
<b>Utilities</b>	
Electric	70.00
Trash	200.00
<b>Total Utilities</b>	<b>270.00</b>
<b>Total Operating Expense</b>	<b>2,761.18</b>
<b>NOI - Net Operating Income</b>	<b>-1,511.18</b>
Total Income	1,250.00
Total Expense	2,761.18
<b>Net Income</b>	<b>-1,511.18</b>

## Profit & Loss vs Budget

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

As of: Mar 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	1,200.00	0.00	1,200.00	0.00%	14,175.00	59,100.00	-44,925.00	-76.02%	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%	150.00	0.00	150.00	0.00%	0.00
<b>Total Income</b>	<b>1,250.00</b>	<b>0.00</b>	<b>1,250.00</b>	<b>0.00%</b>	<b>14,350.00</b>	<b>59,100.00</b>	<b>-44,750.00</b>	<b>-75.72%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>1,250.00</b>	<b>0.00</b>	<b>1,250.00</b>	<b>0.00%</b>	<b>14,350.00</b>	<b>59,100.00</b>	<b>-44,750.00</b>	<b>-75.72%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.34	33.34	100.00%	300.00	100.02	-199.98	-199.94%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	621.00	125.01	-495.99	-396.76%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	0.00	350.01	350.01	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	22.50	-377.96	-1,679.82%	90.00
<b>Total Administration</b>	<b>1,074.00</b>	<b>1,066.18</b>	<b>-7.82</b>	<b>-0.73%</b>	<b>3,922.46</b>	<b>3,198.54</b>	<b>-723.92</b>	<b>-22.63%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.34	1,333.34	100.00%	0.00	4,000.02	4,000.02	100.00%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	2,625.00	2,625.00	100.00%	10,500.00
Pond & Fountain Maintenance	160.18	300.00	139.82	46.61%	160.18	900.00	739.82	82.20%	3,600.00
Snow Removal	602.00	0.00	-602.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>762.18</b>	<b>2,508.34</b>	<b>1,746.16</b>	<b>69.61%</b>	<b>762.18</b>	<b>7,525.02</b>	<b>6,762.84</b>	<b>89.87%</b>	<b>30,100.00</b>
<b>Professional Fees</b>									
Legal	585.00	708.34	123.34	17.41%	3,280.00	2,125.02	-1,154.98	-54.35%	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
<b>Total Professional Fees</b>	585.00	708.34	123.34	17.41%	3,280.00	2,125.02	-1,154.98	-54.35%	8,500.00
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	70.00	208.34	138.34	66.40%	70.00	625.02	555.02	88.80%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>70.00</b>	<b>208.34</b>	<b>138.34</b>	<b>66.40%</b>	<b>70.00</b>	<b>625.02</b>	<b>555.02</b>	<b>88.80%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	70.00	102.50	32.50	31.71%	221.00	307.50	86.50	28.13%	1,230.00
Trash	200.00	0.00	-200.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>270.00</b>	<b>102.50</b>	<b>-167.50</b>	<b>-163.41%</b>	<b>421.00</b>	<b>307.50</b>	<b>-113.50</b>	<b>-36.91%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>2,761.18</b>	<b>4,593.70</b>	<b>1,832.52</b>	<b>39.89%</b>	<b>8,455.64</b>	<b>13,781.10</b>	<b>5,325.46</b>	<b>38.64%</b>	<b>55,124.00</b>
Total Operating Income	1,250.00	0.00	1,250.00	0.00%	14,350.00	59,100.00	-44,750.00	-75.72%	59,100.00
Total Operating Expense	2,761.18	4,593.70	1,832.52	39.89%	8,455.64	13,781.10	5,325.46	38.64%	55,124.00
<b>NOI - Net Operating Income</b>	<b>-1,511.18</b>	<b>-4,593.70</b>	<b>3,082.52</b>	<b>67.10%</b>	<b>5,894.36</b>	<b>45,318.90</b>	<b>-39,424.54</b>	<b>-86.99%</b>	<b>3,976.00</b>
Total Income	1,250.00	0.00	1,250.00	0.00%	14,350.00	59,100.00	-44,750.00	-75.72%	59,100.00
Total Expense	2,761.18	4,593.70	1,832.52	39.89%	8,455.64	13,781.10	5,325.46	38.64%	55,124.00
<b>Net Income</b>	<b>-1,511.18</b>	<b>-4,593.70</b>	<b>3,082.52</b>	<b>67.10%</b>	<b>5,894.36</b>	<b>45,318.90</b>	<b>-39,424.54</b>	<b>-86.99%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 04/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	76,534.54
<b>Total Operating/Reserve</b>	<b>76,534.54</b>
<b>Total Cash</b>	<b>76,534.54</b>
<b>TOTAL ASSETS</b>	<b>76,534.54</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	612.50
<b>Total Liabilities</b>	<b>612.50</b>
<b>Capital</b>	
Opening Balance Equity	-1,063.18
Retained Earnings	20,879.44
Calculated Retained Earnings	40,624.05
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>75,922.04</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>76,534.54</b>

## Profit & Loss

### Onyx Realty

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

As of: Apr 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	36,753.18
Violation Fines	0.00
Late Fees	350.00
Legal fee billing	60.00
<b>Total Income</b>	<b>37,163.18</b>
<b>Total Operating Income</b>	<b>37,163.18</b>
<b>Expense</b>	
<b>Administration</b>	
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
<b>Total Administration</b>	<b>1,074.00</b>
<b>Landscaping and Groundskeeping</b>	
Pond & Fountain Maintenance	126.99
Snow Removal	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>126.99</b>
<b>Professional Fees</b>	
Legal	1,167.50
<b>Total Professional Fees</b>	<b>1,167.50</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	65.00
Trash	0.00
<b>Total Utilities</b>	<b>65.00</b>
<b>Total Operating Expense</b>	<b>2,433.49</b>
<b>NOI - Net Operating Income</b>	<b>34,729.69</b>
Total Income	37,163.18
Total Expense	2,433.49
<b>Net Income</b>	<b>34,729.69</b>

## Profit & Loss vs Budget

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

As of: Apr 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	36,753.18	0.00	36,753.18	0.00%	50,928.18	59,100.00	-8,171.82	-13.83%	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	350.00	0.00	350.00	0.00%	500.00	0.00	500.00	0.00%	0.00
Legal fee billing	60.00	0.00	60.00	0.00%	60.00	0.00	60.00	0.00%	0.00
<b>Total Income</b>	<b>37,163.18</b>	<b>0.00</b>	<b>37,163.18</b>	<b>0.00%</b>	<b>51,513.18</b>	<b>59,100.00</b>	<b>-7,586.82</b>	<b>-12.84%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>37,163.18</b>	<b>0.00</b>	<b>37,163.18</b>	<b>0.00%</b>	<b>51,513.18</b>	<b>59,100.00</b>	<b>-7,586.82</b>	<b>-12.84%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.34	33.34	100.00%	300.00	133.36	-166.64	-124.96%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	828.00	166.68	-661.32	-396.76%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	0.00	466.68	466.68	100.00%	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	30.00	-370.46	-1,234.87%	90.00
<b>Total Administration</b>	<b>1,074.00</b>	<b>1,066.18</b>	<b>-7.82</b>	<b>-0.73%</b>	<b>4,996.46</b>	<b>4,264.72</b>	<b>-731.74</b>	<b>-17.16%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.34	1,333.34	100.00%	0.00	5,333.36	5,333.36	100.00%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	3,500.00	3,500.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.99	300.00	173.01	57.67%	287.17	1,200.00	912.83	76.07%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>126.99</b>	<b>2,508.34</b>	<b>2,381.35</b>	<b>94.94%</b>	<b>889.17</b>	<b>10,033.36</b>	<b>9,144.19</b>	<b>91.14%</b>	<b>30,100.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Professional Fees</b>									
Legal	1,167.50	708.34	-459.16	-64.82%	4,447.50	2,833.36	-1,614.14	-56.97%	8,500.00
<b>Total Professional Fees</b>	<b>1,167.50</b>	<b>708.34</b>	<b>-459.16</b>	<b>-64.82%</b>	<b>4,447.50</b>	<b>2,833.36</b>	<b>-1,614.14</b>	<b>-56.97%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.34	208.34	100.00%	70.00	833.36	763.36	91.60%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.34</b>	<b>208.34</b>	<b>100.00%</b>	<b>70.00</b>	<b>833.36</b>	<b>763.36</b>	<b>91.60%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	65.00	102.50	37.50	36.59%	286.00	410.00	124.00	30.24%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>65.00</b>	<b>102.50</b>	<b>37.50</b>	<b>36.59%</b>	<b>486.00</b>	<b>410.00</b>	<b>-76.00</b>	<b>-18.54%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>2,433.49</b>	<b>4,593.70</b>	<b>2,160.21</b>	<b>47.03%</b>	<b>10,889.13</b>	<b>18,374.80</b>	<b>7,485.67</b>	<b>40.74%</b>	<b>55,124.00</b>
Total Operating Income	37,163.18	0.00	37,163.18	0.00%	51,513.18	59,100.00	-7,586.82	-12.84%	59,100.00
Total Operating Expense	2,433.49	4,593.70	2,160.21	47.03%	10,889.13	18,374.80	7,485.67	40.74%	55,124.00
<b>NOI - Net Operating Income</b>	<b>34,729.69</b>	<b>-4,593.70</b>	<b>39,323.39</b>	<b>856.03%</b>	<b>40,624.05</b>	<b>40,725.20</b>	<b>-101.15</b>	<b>-0.25%</b>	<b>3,976.00</b>
Total Income	37,163.18	0.00	37,163.18	0.00%	51,513.18	59,100.00	-7,586.82	-12.84%	59,100.00
Total Expense	2,433.49	4,593.70	2,160.21	47.03%	10,889.13	18,374.80	7,485.67	40.74%	55,124.00
<b>Net Income</b>	<b>34,729.69</b>	<b>-4,593.70</b>	<b>39,323.39</b>	<b>856.03%</b>	<b>40,624.05</b>	<b>40,725.20</b>	<b>-101.15</b>	<b>-0.25%</b>	<b>3,976.00</b>



## Balance Sheet Report

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

As of: 05/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	80,237.74
<b>Total Operating/Reserve</b>	<b>80,237.74</b>
<b>Total Cash</b>	<b>80,237.74</b>
<b>TOTAL ASSETS</b>	<b>80,237.74</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	762.50
<b>Total Liabilities</b>	<b>762.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	43,114.07
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>79,475.24</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>80,237.74</b>

## Profit & Loss

### Onyx Realty

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

As of: May 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	2,650.00
Violation Fines	0.00
Late Fees	600.00
Legal fee billing	349.12
<b>Total Income</b>	<b>3,599.12</b>
<b>Total Operating Income</b>	<b>3,599.12</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>867.00</b>
<b>Landscaping and Groundskeeping</b>	
Pond & Fountain Maintenance	126.10
Snow Removal	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>126.10</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	116.00
Trash	0.00
<b>Total Utilities</b>	<b>116.00</b>
<b>Total Operating Expense</b>	<b>1,109.10</b>
<b>NOI - Net Operating Income</b>	<b>2,490.02</b>
Total Income	3,599.12
Total Expense	1,109.10
<b>Net Income</b>	<b>2,490.02</b>

## Profit & Loss vs Budget

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

As of: May 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	2,650.00	0.00	2,650.00	0.00%	53,578.18	59,100.00	-5,521.82	-9.34%	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	600.00	0.00	600.00	0.00%	1,100.00	0.00	1,100.00	0.00%	0.00
Legal fee billing	349.12	0.00	349.12	0.00%	409.12	0.00	409.12	0.00%	0.00
<b>Total Income</b>	<b>3,599.12</b>	<b>0.00</b>	<b>3,599.12</b>	<b>0.00%</b>	<b>55,112.30</b>	<b>59,100.00</b>	<b>-3,987.70</b>	<b>-6.75%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>3,599.12</b>	<b>0.00</b>	<b>3,599.12</b>	<b>0.00%</b>	<b>55,112.30</b>	<b>59,100.00</b>	<b>-3,987.70</b>	<b>-6.75%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.33	33.33	100.00%	300.00	166.69	-133.31	-79.97%	400.00
Insurance Expense	0.00	41.67	41.67	100.00%	828.00	208.35	-619.65	-297.41%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	0.00	583.35	583.35	100.00%	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	37.50	-362.96	-967.89%	90.00
<b>Total Administration</b>	<b>867.00</b>	<b>1,066.17</b>	<b>199.17</b>	<b>18.68%</b>	<b>5,863.46</b>	<b>5,330.89</b>	<b>-532.57</b>	<b>-9.99%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.33	1,333.33	100.00%	0.00	6,666.69	6,666.69	100.00%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	4,375.00	4,375.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.10	300.00	173.90	57.97%	413.27	1,500.00	1,086.73	72.45%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>126.10</b>	<b>2,508.33</b>	<b>2,382.23</b>	<b>94.97%</b>	<b>1,015.27</b>	<b>12,541.69</b>	<b>11,526.42</b>	<b>91.90%</b>	<b>30,100.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Professional Fees</b>									
Legal	0.00	708.33	708.33	100.00%	4,447.50	3,541.69	-905.81	-25.58%	8,500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>708.33</b>	<b>708.33</b>	<b>100.00%</b>	<b>4,447.50</b>	<b>3,541.69</b>	<b>-905.81</b>	<b>-25.58%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	1,041.69	971.69	93.28%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>1,041.69</b>	<b>971.69</b>	<b>93.28%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	116.00	102.50	-13.50	-13.17%	402.00	512.50	110.50	21.56%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>116.00</b>	<b>102.50</b>	<b>-13.50</b>	<b>-13.17%</b>	<b>602.00</b>	<b>512.50</b>	<b>-89.50</b>	<b>-17.46%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>1,109.10</b>	<b>4,593.66</b>	<b>3,484.56</b>	<b>75.86%</b>	<b>11,998.23</b>	<b>22,968.46</b>	<b>10,970.23</b>	<b>47.76%</b>	<b>55,124.00</b>
Total Operating Income	3,599.12	0.00	3,599.12	0.00%	55,112.30	59,100.00	-3,987.70	-6.75%	59,100.00
Total Operating Expense	1,109.10	4,593.66	3,484.56	75.86%	11,998.23	22,968.46	10,970.23	47.76%	55,124.00
<b>NOI - Net Operating Income</b>	<b>2,490.02</b>	<b>-4,593.66</b>	<b>7,083.68</b>	<b>154.21%</b>	<b>43,114.07</b>	<b>36,131.54</b>	<b>6,982.53</b>	<b>19.33%</b>	<b>3,976.00</b>
Total Income	3,599.12	0.00	3,599.12	0.00%	55,112.30	59,100.00	-3,987.70	-6.75%	59,100.00
Total Expense	1,109.10	4,593.66	3,484.56	75.86%	11,998.23	22,968.46	10,970.23	47.76%	55,124.00
<b>Net Income</b>	<b>2,490.02</b>	<b>-4,593.66</b>	<b>7,083.68</b>	<b>154.21%</b>	<b>43,114.07</b>	<b>36,131.54</b>	<b>6,982.53</b>	<b>19.33%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 06/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	78,099.89
<b>Total Operating/Reserve</b>	<b>78,099.89</b>
<b>Total Cash</b>	<b>78,099.89</b>
<b>TOTAL ASSETS</b>	<b>78,099.89</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	775.00
<b>Total Liabilities</b>	<b>775.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	40,963.72
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>77,324.89</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>78,099.89</b>

## Profit & Loss

### Onyx Realty

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

As of: Jun 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	600.00
Violation Fines	0.00
Late Fees	100.00
Legal fee billing	0.00
Miscellaneous Income	0.00
<b>Total Income</b>	<b>700.00</b>
<b>Total Operating Income</b>	<b>700.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	34.50
Insurance Expense	414.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,315.50</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	0.00
Pond & Fountain Maintenance	126.10
Snow Removal	0.00
Tree & Bush Maintenance	806.25
<b>Total Landscaping and Groundskeeping</b>	<b>932.35</b>
<b>Professional Fees</b>	
Legal	472.50
<b>Total Professional Fees</b>	<b>472.50</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	130.00
Trash	0.00
<b>Total Utilities</b>	<b>130.00</b>
<b>Total Operating Expense</b>	<b>2,850.35</b>
<b>NOI - Net Operating Income</b>	<b>-2,150.35</b>
Total Income	700.00

## Profit & Loss

Account Name	Selected Month
Total Expense	2,850.35
Net Income	<u>-2,150.35</u>

## Profit & Loss vs Budget

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

As of: Jun 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	600.00	0.00	600.00	0.00%	54,178.18	59,100.00	-4,921.82	-8.33%	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	100.00	0.00	100.00	0.00%	1,200.00	0.00	1,200.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	409.12	0.00	409.12	0.00%	0.00
<b>Total Income</b>	<b>700.00</b>	<b>0.00</b>	<b>700.00</b>	<b>0.00%</b>	<b>55,812.30</b>	<b>59,100.00</b>	<b>-3,287.70</b>	<b>-5.56%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>700.00</b>	<b>0.00</b>	<b>700.00</b>	<b>0.00%</b>	<b>55,812.30</b>	<b>59,100.00</b>	<b>-3,287.70</b>	<b>-5.56%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	34.50	33.33	-1.17	-3.51%	334.50	200.02	-134.48	-67.23%	400.00
Insurance Expense	414.00	41.67	-372.33	-893.52%	1,242.00	250.02	-991.98	-396.76%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	0.00	700.02	700.02	100.00%	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	45.00	-355.46	-789.91%	90.00
<b>Total Administration</b>	<b>1,315.50</b>	<b>1,066.17</b>	<b>-249.33</b>	<b>-23.39%</b>	<b>7,178.96</b>	<b>6,397.06</b>	<b>-781.90</b>	<b>-12.22%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.33	1,333.33	100.00%	0.00	8,000.02	8,000.02	100.00%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	5,250.00	5,250.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.10	300.00	173.90	57.97%	539.37	1,800.00	1,260.63	70.04%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	806.25	0.00	-806.25	0.00%	806.25	0.00	-806.25	0.00%	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>932.35</b>	<b>2,508.33</b>	<b>1,575.98</b>	<b>62.83%</b>	<b>1,947.62</b>	<b>15,050.02</b>	<b>13,102.40</b>	<b>87.06%</b>	<b>30,100.00</b>



## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Professional Fees</b>									
Legal	472.50	708.33	235.83	33.29%	4,920.00	4,250.02	-669.98	-15.76%	8,500.00
<b>Total Professional Fees</b>	<b>472.50</b>	<b>708.33</b>	<b>235.83</b>	<b>33.29%</b>	<b>4,920.00</b>	<b>4,250.02</b>	<b>-669.98</b>	<b>-15.76%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	1,250.02	1,180.02	94.40%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>1,250.02</b>	<b>1,180.02</b>	<b>94.40%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	130.00	102.50	-27.50	-26.83%	532.00	615.00	83.00	13.50%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>130.00</b>	<b>102.50</b>	<b>-27.50</b>	<b>-26.83%</b>	<b>732.00</b>	<b>615.00</b>	<b>-117.00</b>	<b>-19.02%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>2,850.35</b>	<b>4,593.66</b>	<b>1,743.31</b>	<b>37.95%</b>	<b>14,848.58</b>	<b>27,562.12</b>	<b>12,713.54</b>	<b>46.13%</b>	<b>55,124.00</b>
Total Operating Income	700.00	0.00	700.00	0.00%	55,812.30	59,100.00	-3,287.70	-5.56%	59,100.00
Total Operating Expense	2,850.35	4,593.66	1,743.31	37.95%	14,848.58	27,562.12	12,713.54	46.13%	55,124.00
<b>NOI - Net Operating Income</b>	<b>-2,150.35</b>	<b>-4,593.66</b>	<b>2,443.31</b>	<b>53.19%</b>	<b>40,963.72</b>	<b>31,537.88</b>	<b>9,425.84</b>	<b>29.89%</b>	<b>3,976.00</b>
Total Income	700.00	0.00	700.00	0.00%	55,812.30	59,100.00	-3,287.70	-5.56%	59,100.00
Total Expense	2,850.35	4,593.66	1,743.31	37.95%	14,848.58	27,562.12	12,713.54	46.13%	55,124.00
<b>Net Income</b>	<b>-2,150.35</b>	<b>-4,593.66</b>	<b>2,443.31</b>	<b>53.19%</b>	<b>40,963.72</b>	<b>31,537.88</b>	<b>9,425.84</b>	<b>29.89%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 07/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	68,884.53
<b>Total Operating/Reserve</b>	<b>68,884.53</b>
<b>Total Cash</b>	<b>68,884.53</b>
<b>TOTAL ASSETS</b>	<b>68,884.53</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	962.50
<b>Total Liabilities</b>	<b>962.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	31,560.86
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>67,922.03</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>68,884.53</b>

## Profit & Loss

### Onyx Realty

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

As of: Jul 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	300.00
Violation Fines	0.00
Late Fees	100.00
Legal fee billing	519.69
Miscellaneous Income	0.00
<b>Total Income</b>	<b>919.69</b>
<b>Total Operating Income</b>	<b>919.69</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	207.00
Printing, Postage and Delivery	774.39
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,848.39</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	6,834.24
Pond & Fountain Maintenance	126.10
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>6,960.34</b>
<b>Professional Fees</b>	
Legal	1,425.82
<b>Total Professional Fees</b>	<b>1,425.82</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	88.00
Trash	0.00
<b>Total Utilities</b>	<b>88.00</b>
<b>Total Operating Expense</b>	<b>10,322.55</b>
<b>NOI - Net Operating Income</b>	<b>-9,402.86</b>
Total Income	919.69

## Profit & Loss

Account Name	Selected Month
Total Expense	10,322.55
Net Income	<b>-9,402.86</b>

## Profit & Loss vs Budget

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

As of: Jul 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	300.00	0.00	300.00	0.00%	54,478.18	59,100.00	-4,621.82	-7.82%	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	100.00	0.00	100.00	0.00%	1,300.00	0.00	1,300.00	0.00%	0.00
Legal fee billing	519.69	0.00	519.69	0.00%	928.81	0.00	928.81	0.00%	0.00
<b>Total Income</b>	<b>919.69</b>	<b>0.00</b>	<b>919.69</b>	<b>0.00%</b>	<b>56,731.99</b>	<b>59,100.00</b>	<b>-2,368.01</b>	<b>-4.01%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>919.69</b>	<b>0.00</b>	<b>919.69</b>	<b>0.00%</b>	<b>56,731.99</b>	<b>59,100.00</b>	<b>-2,368.01</b>	<b>-4.01%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.33	33.33	100.00%	334.50	233.35	-101.15	-43.35%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	1,449.00	291.69	-1,157.31	-396.76%	500.00
Printing, Postage and Delivery	774.39	116.67	-657.72	-563.74%	774.39	816.69	42.30	5.18%	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	52.50	-347.96	-662.78%	90.00
<b>Total Administration</b>	<b>1,848.39</b>	<b>1,066.17</b>	<b>-782.22</b>	<b>-73.37%</b>	<b>9,027.35</b>	<b>7,463.23</b>	<b>-1,564.12</b>	<b>-20.96%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	6,834.24	1,333.33	-5,500.91	-412.57%	6,834.24	9,333.35	2,499.11	26.78%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	6,125.00	6,125.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.10	300.00	173.90	57.97%	665.47	2,100.00	1,434.53	68.31%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	806.25	0.00	-806.25	0.00%	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>6,960.34</b>	<b>2,508.33</b>	<b>-4,452.01</b>	<b>-177.49%</b>	<b>8,907.96</b>	<b>17,558.35</b>	<b>8,650.39</b>	<b>49.27%</b>	<b>30,100.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Professional Fees</b>									
Legal	1,425.82	708.33	-717.49	-101.29%	6,345.82	4,958.35	-1,387.47	-27.98%	8,500.00
<b>Total Professional Fees</b>	<b>1,425.82</b>	<b>708.33</b>	<b>-717.49</b>	<b>-101.29%</b>	<b>6,345.82</b>	<b>4,958.35</b>	<b>-1,387.47</b>	<b>-27.98%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	1,458.35	1,388.35	95.20%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>1,458.35</b>	<b>1,388.35</b>	<b>95.20%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	88.00	102.50	14.50	14.15%	620.00	717.50	97.50	13.59%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>88.00</b>	<b>102.50</b>	<b>14.50</b>	<b>14.15%</b>	<b>820.00</b>	<b>717.50</b>	<b>-102.50</b>	<b>-14.29%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>10,322.55</b>	<b>4,593.66</b>	<b>-5,728.89</b>	<b>-124.71%</b>	<b>25,171.13</b>	<b>32,155.78</b>	<b>6,984.65</b>	<b>21.72%</b>	<b>55,124.00</b>
Total Operating Income	919.69	0.00	919.69	0.00%	56,731.99	59,100.00	-2,368.01	-4.01%	59,100.00
Total Operating Expense	10,322.55	4,593.66	-5,728.89	-124.71%	25,171.13	32,155.78	6,984.65	21.72%	55,124.00
<b>NOI - Net Operating Income</b>	<b>-9,402.86</b>	<b>-4,593.66</b>	<b>-4,809.20</b>	<b>-104.69%</b>	<b>31,560.86</b>	<b>26,944.22</b>	<b>4,616.64</b>	<b>17.13%</b>	<b>3,976.00</b>
Total Income	919.69	0.00	919.69	0.00%	56,731.99	59,100.00	-2,368.01	-4.01%	59,100.00
Total Expense	10,322.55	4,593.66	-5,728.89	-124.71%	25,171.13	32,155.78	6,984.65	21.72%	55,124.00
<b>Net Income</b>	<b>-9,402.86</b>	<b>-4,593.66</b>	<b>-4,809.20</b>	<b>-104.69%</b>	<b>31,560.86</b>	<b>26,944.22</b>	<b>4,616.64</b>	<b>17.13%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 08/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	65,607.89
<b>Total Operating/Reserve</b>	<b>65,607.89</b>
<b>Total Cash</b>	<b>65,607.89</b>
<b>TOTAL ASSETS</b>	<b>65,607.89</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	975.00
<b>Total Liabilities</b>	<b>975.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	28,271.72
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>64,632.89</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>65,607.89</b>

## Profit & Loss

### Onyx Realty

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

As of: Aug 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	425.00
Violation Fines	0.00
Late Fees	25.00
Legal fee billing	0.00
Miscellaneous Income	0.00
<b>Total Income</b>	<b>450.00</b>
<b>Total Operating Income</b>	<b>450.00</b>
<b>Expense</b>	
<b>Administration</b>	
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	127.97
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,201.97</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	2,278.08
Pond & Fountain Maintenance	126.09
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>2,404.17</b>
<b>Professional Fees</b>	
Legal	45.00
<b>Total Professional Fees</b>	<b>45.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	88.00
Trash	0.00
<b>Total Utilities</b>	<b>88.00</b>
<b>Total Operating Expense</b>	<b>3,739.14</b>
<b>NOI - Net Operating Income</b>	<b>-3,289.14</b>
Total Income	450.00



## Profit & Loss

Account Name	Selected Month
Total Expense	3,739.14
Net Income	<u>-3,289.14</u>

## Profit & Loss vs Budget

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

As of: Aug 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	425.00	0.00	425.00	0.00%	54,903.18	59,100.00	-4,196.82	-7.10%	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	25.00	0.00	25.00	0.00%	1,325.00	0.00	1,325.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	928.81	0.00	928.81	0.00%	0.00
<b>Total Income</b>	<b>450.00</b>	<b>0.00</b>	<b>450.00</b>	<b>0.00%</b>	<b>57,181.99</b>	<b>59,100.00</b>	<b>-1,918.01</b>	<b>-3.25%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>450.00</b>	<b>0.00</b>	<b>450.00</b>	<b>0.00%</b>	<b>57,181.99</b>	<b>59,100.00</b>	<b>-1,918.01</b>	<b>-3.25%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.33	33.33	100.00%	334.50	266.68	-67.82	-25.43%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	1,656.00	333.36	-1,322.64	-396.76%	500.00
Printing, Postage and Delivery	0.00	116.67	116.67	100.00%	774.39	933.36	158.97	17.03%	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	60.00	-340.46	-567.43%	90.00
Website	127.97	0.00	-127.97	0.00%	127.97	0.00	-127.97	0.00%	0.00
<b>Total Administration</b>	<b>1,201.97</b>	<b>1,066.17</b>	<b>-135.80</b>	<b>-12.74%</b>	<b>10,229.32</b>	<b>8,529.40</b>	<b>-1,699.92</b>	<b>-19.93%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	2,278.08	1,333.33	-944.75	-70.86%	9,112.32	10,666.68	1,554.36	14.57%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	7,000.00	7,000.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.09	300.00	173.91	57.97%	791.56	2,400.00	1,608.44	67.02%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	806.25	0.00	-806.25	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
<b>Total Landscaping and Groundskeeping</b>	2,404.17	2,508.33	104.16	4.15%	11,312.13	20,066.68	8,754.55	43.63%	30,100.00
<b>Professional Fees</b>									
Legal	45.00	708.33	663.33	93.65%	6,390.82	5,666.68	-724.14	-12.78%	8,500.00
<b>Total Professional Fees</b>	45.00	708.33	663.33	93.65%	6,390.82	5,666.68	-724.14	-12.78%	8,500.00
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	1,666.68	1,596.68	95.80%	2,500.00
<b>Total Repairs and Maintenance</b>	0.00	208.33	208.33	100.00%	70.00	1,666.68	1,596.68	95.80%	2,500.00
<b>Utilities</b>									
Electric	88.00	102.50	14.50	14.15%	708.00	820.00	112.00	13.66%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	88.00	102.50	14.50	14.15%	908.00	820.00	-88.00	-10.73%	1,230.00
<b>Total Operating Expense</b>	3,739.14	4,593.66	854.52	18.60%	28,910.27	36,749.44	7,839.17	21.33%	55,124.00
Total Operating Income	450.00	0.00	450.00	0.00%	57,181.99	59,100.00	-1,918.01	-3.25%	59,100.00
Total Operating Expense	3,739.14	4,593.66	854.52	18.60%	28,910.27	36,749.44	7,839.17	21.33%	55,124.00
<b>NOI - Net Operating Income</b>	-3,289.14	-4,593.66	1,304.52	28.40%	28,271.72	22,350.56	5,921.16	26.49%	3,976.00
Total Income	450.00	0.00	450.00	0.00%	57,181.99	59,100.00	-1,918.01	-3.25%	59,100.00
Total Expense	3,739.14	4,593.66	854.52	18.60%	28,910.27	36,749.44	7,839.17	21.33%	55,124.00
<b>Net Income</b>	-3,289.14	-4,593.66	1,304.52	28.40%	28,271.72	22,350.56	5,921.16	26.49%	3,976.00

## Balance Sheet Report

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

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	59,907.14
<b>Total Operating/Reserve</b>	<b>59,907.14</b>
<b>Total Cash</b>	<b>59,907.14</b>
<b>TOTAL ASSETS</b>	<b>59,907.14</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	987.50
<b>Total Liabilities</b>	<b>987.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	22,558.47
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>58,919.64</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>59,907.14</b>

## Profit & Loss

### Onyx Realty

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

As of: Sep 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	150.00
Violation Fines	0.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
<b>Total Income</b>	<b>150.00</b>
<b>Total Operating Income</b>	<b>150.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	223.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,090.00</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	4,556.16
Pond & Fountain Maintenance	126.09
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>4,682.25</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	91.00
Trash	0.00
<b>Total Utilities</b>	<b>91.00</b>
<b>Total Operating Expense</b>	<b>5,863.25</b>
<b>NOI - Net Operating Income</b>	<b>-5,713.25</b>
Total Income	150.00

## Profit & Loss

Account Name	Selected Month
Total Expense	5,863.25
Net Income	<u>-5,713.25</u>

## Profit & Loss vs Budget

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

As of: Sep 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	150.00	0.00	150.00	0.00%	55,053.18	59,100.00	-4,046.82	-6.85%	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%	1,325.00	0.00	1,325.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	928.81	0.00	928.81	0.00%	0.00
<b>Total Income</b>	<b>150.00</b>	<b>0.00</b>	<b>150.00</b>	<b>0.00%</b>	<b>57,331.99</b>	<b>59,100.00</b>	<b>-1,768.01</b>	<b>-2.99%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>150.00</b>	<b>0.00</b>	<b>150.00</b>	<b>0.00%</b>	<b>57,331.99</b>	<b>59,100.00</b>	<b>-1,768.01</b>	<b>-2.99%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.33	33.33	100.00%	334.50	300.01	-34.49	-11.50%	400.00
Insurance Expense	223.00	41.66	-181.34	-435.29%	1,879.00	375.02	-1,503.98	-401.04%	500.00
Printing, Postage and Delivery	0.00	116.66	116.66	100.00%	774.39	1,050.02	275.63	26.25%	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
Real Estate Taxes	0.00	7.50	7.50	100.00%	400.46	67.50	-332.96	-493.27%	90.00
Website	0.00	0.00	0.00	0.00%	127.97	0.00	-127.97	0.00%	0.00
<b>Total Administration</b>	<b>1,090.00</b>	<b>1,066.15</b>	<b>-23.85</b>	<b>-2.24%</b>	<b>11,319.32</b>	<b>9,595.55</b>	<b>-1,723.77</b>	<b>-17.96%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	4,556.16	1,333.33	-3,222.83	-241.71%	13,668.48	12,000.01	-1,668.47	-13.90%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	7,875.00	7,875.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.09	300.00	173.91	57.97%	917.65	2,700.00	1,782.35	66.01%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	806.25	0.00	-806.25	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
<b>Total Landscaping and Groundskeeping</b>	4,682.25	2,508.33	-2,173.92	-86.67%	15,994.38	22,575.01	6,580.63	29.15%	30,100.00
<b>Professional Fees</b>									
Legal	0.00	708.33	708.33	100.00%	6,390.82	6,375.01	-15.81	-0.25%	8,500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>708.33</b>	<b>708.33</b>	<b>100.00%</b>	<b>6,390.82</b>	<b>6,375.01</b>	<b>-15.81</b>	<b>-0.25%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	1,875.01	1,805.01	96.27%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>1,875.01</b>	<b>1,805.01</b>	<b>96.27%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	91.00	102.50	11.50	11.22%	799.00	922.50	123.50	13.39%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>91.00</b>	<b>102.50</b>	<b>11.50</b>	<b>11.22%</b>	<b>999.00</b>	<b>922.50</b>	<b>-76.50</b>	<b>-8.29%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>5,863.25</b>	<b>4,593.64</b>	<b>-1,269.61</b>	<b>-27.64%</b>	<b>34,773.52</b>	<b>41,343.08</b>	<b>6,569.56</b>	<b>15.89%</b>	<b>55,124.00</b>
Total Operating Income	150.00	0.00	150.00	0.00%	57,331.99	59,100.00	-1,768.01	-2.99%	59,100.00
Total Operating Expense	5,863.25	4,593.64	-1,269.61	-27.64%	34,773.52	41,343.08	6,569.56	15.89%	55,124.00
<b>NOI - Net Operating Income</b>	<b>-5,713.25</b>	<b>-4,593.64</b>	<b>-1,119.61</b>	<b>-24.37%</b>	<b>22,558.47</b>	<b>17,756.92</b>	<b>4,801.55</b>	<b>27.04%</b>	<b>3,976.00</b>
Total Income	150.00	0.00	150.00	0.00%	57,331.99	59,100.00	-1,768.01	-2.99%	59,100.00
Total Expense	5,863.25	4,593.64	-1,269.61	-27.64%	34,773.52	41,343.08	6,569.56	15.89%	55,124.00
<b>Net Income</b>	<b>-5,713.25</b>	<b>-4,593.64</b>	<b>-1,119.61</b>	<b>-24.37%</b>	<b>22,558.47</b>	<b>17,756.92</b>	<b>4,801.55</b>	<b>27.04%</b>	<b>3,976.00</b>



## Balance Sheet Report

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

As of: 10/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	48,809.29
<b>Total Operating/Reserve</b>	<b>48,809.29</b>
<b>Total Cash</b>	<b>48,809.29</b>
<b>TOTAL ASSETS</b>	<b>48,809.29</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	1,000.00
<b>Total Liabilities</b>	<b>1,000.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	11,448.12
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>47,809.29</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>48,809.29</b>

## Profit & Loss

### Onyx Realty

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

As of: Oct 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	0.00
Violation Fines	0.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
<b>Total Income</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>0.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	0.00
Insurance Expense	207.00
Printing, Postage and Delivery	1,871.85
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>2,945.85</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	0.00
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	8,062.50
<b>Total Landscaping and Groundskeeping</b>	<b>8,062.50</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	102.00
Trash	0.00
<b>Total Utilities</b>	<b>102.00</b>
<b>Total Operating Expense</b>	<b>11,110.35</b>
<b>NOI - Net Operating Income</b>	<b>-11,110.35</b>
Total Income	0.00

## Profit & Loss

Account Name	Selected Month
Total Expense	11,110.35
Net Income	<b>-11,110.35</b>

## Profit & Loss vs Budget

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

As of: Oct 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	0.00	0.00	0.00	0.00%	55,053.18	59,100.00	-4,046.82	-6.85%	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%	1,325.00	0.00	1,325.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	928.81	0.00	928.81	0.00%	0.00
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,331.99</b>	<b>59,100.00</b>	<b>-1,768.01</b>	<b>-2.99%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,331.99</b>	<b>59,100.00</b>	<b>-1,768.01</b>	<b>-2.99%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.33	33.33	100.00%	334.50	333.34	-1.16	-0.35%	400.00
Insurance Expense	207.00	41.66	-165.34	-396.88%	2,086.00	416.68	-1,669.32	-400.62%	500.00
Printing, Postage and Delivery	1,871.85	116.66	-1,755.19	-1,504.53%	2,646.24	1,166.68	-1,479.56	-126.82%	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	7.50	7.50	100.00%	400.46	75.00	-325.46	-433.95%	90.00
Website	0.00	0.00	0.00	0.00%	127.97	0.00	-127.97	0.00%	0.00
<b>Total Administration</b>	<b>2,945.85</b>	<b>1,066.15</b>	<b>-1,879.70</b>	<b>-176.31%</b>	<b>14,265.17</b>	<b>10,661.70</b>	<b>-3,603.47</b>	<b>-33.80%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.33	1,333.33	100.00%	13,668.48	13,333.34	-335.14	-2.51%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	8,750.00	8,750.00	100.00%	10,500.00
Pond & Fountain Maintenance	0.00	300.00	300.00	100.00%	917.65	3,000.00	2,082.35	69.41%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	8,062.50	0.00	-8,062.50	0.00%	8,868.75	0.00	-8,868.75	0.00%	0.00
<b>Total Landscaping and</b>	<b>8,062.50</b>	<b>2,508.33</b>	<b>-5,554.17</b>	<b>-221.43%</b>	<b>24,056.88</b>	<b>25,083.34</b>	<b>1,026.46</b>	<b>4.09%</b>	<b>30,100.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Groundskeeping</b>									
<b>Professional Fees</b>									
Legal	0.00	708.33	708.33	100.00%	6,390.82	7,083.34	692.52	9.78%	8,500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>708.33</b>	<b>708.33</b>	<b>100.00%</b>	<b>6,390.82</b>	<b>7,083.34</b>	<b>692.52</b>	<b>9.78%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	2,083.34	2,013.34	96.64%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>2,083.34</b>	<b>2,013.34</b>	<b>96.64%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	102.00	102.50	0.50	0.49%	901.00	1,025.00	124.00	12.10%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>102.00</b>	<b>102.50</b>	<b>0.50</b>	<b>0.49%</b>	<b>1,101.00</b>	<b>1,025.00</b>	<b>-76.00</b>	<b>-7.41%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>11,110.35</b>	<b>4,593.64</b>	<b>-6,516.71</b>	<b>-141.86%</b>	<b>45,883.87</b>	<b>45,936.72</b>	<b>52.85</b>	<b>0.12%</b>	<b>55,124.00</b>
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,331.99</b>	<b>59,100.00</b>	<b>-1,768.01</b>	<b>-2.99%</b>	<b>59,100.00</b>
<b>Total Operating Expense</b>	<b>11,110.35</b>	<b>4,593.64</b>	<b>-6,516.71</b>	<b>-141.86%</b>	<b>45,883.87</b>	<b>45,936.72</b>	<b>52.85</b>	<b>0.12%</b>	<b>55,124.00</b>
<b>NOI - Net Operating Income</b>	<b>-11,110.35</b>	<b>-4,593.64</b>	<b>-6,516.71</b>	<b>-141.86%</b>	<b>11,448.12</b>	<b>13,163.28</b>	<b>-1,715.16</b>	<b>-13.03%</b>	<b>3,976.00</b>
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,331.99</b>	<b>59,100.00</b>	<b>-1,768.01</b>	<b>-2.99%</b>	<b>59,100.00</b>
<b>Total Expense</b>	<b>11,110.35</b>	<b>4,593.64</b>	<b>-6,516.71</b>	<b>-141.86%</b>	<b>45,883.87</b>	<b>45,936.72</b>	<b>52.85</b>	<b>0.12%</b>	<b>55,124.00</b>
<b>Net Income</b>	<b>-11,110.35</b>	<b>-4,593.64</b>	<b>-6,516.71</b>	<b>-141.86%</b>	<b>11,448.12</b>	<b>13,163.28</b>	<b>-1,715.16</b>	<b>-13.03%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 11/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	45,502.65
<b>Total Operating/Reserve</b>	<b>45,502.65</b>
<b>Total Cash</b>	<b>45,502.65</b>
<b>TOTAL ASSETS</b>	<b>45,502.65</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	1,312.50
<b>Total Liabilities</b>	<b>1,312.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	7,828.98
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>44,190.15</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>45,502.65</b>

## Profit & Loss

### Onyx Realty

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

As of: Nov 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	300.00
Violation Fines	0.00
Late Fees	50.00
Legal fee billing	0.00
Miscellaneous Income	0.00
<b>Total Income</b>	<b>350.00</b>
<b>Total Operating Income</b>	<b>350.00</b>
<b>Expense</b>	
<b>Administration</b>	
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	127.97
Dues and Subscriptions	0.00
<b>Total Administration</b>	<b>1,201.97</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	2,278.08
Pond & Fountain Maintenance	126.09
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>2,404.17</b>
<b>Professional Fees</b>	
Legal	225.00
<b>Total Professional Fees</b>	<b>225.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	138.00
Trash	0.00
<b>Total Utilities</b>	<b>138.00</b>
<b>Total Operating Expense</b>	<b>3,969.14</b>
<b>NOI - Net Operating Income</b>	<b>-3,619.14</b>
Total Income	350.00

## Profit & Loss

Account Name	Selected Month
Total Expense	3,969.14
Net Income	<b>-3,619.14</b>



## Profit & Loss vs Budget

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

As of: Nov 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	300.00	0.00	300.00	0.00%	55,353.18	59,100.00	-3,746.82	-6.34%	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%	1,375.00	0.00	1,375.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	928.81	0.00	928.81	0.00%	0.00
<b>Total Income</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	33.33	33.33	100.00%	334.50	366.67	32.17	8.77%	400.00
Insurance Expense	207.00	41.66	-165.34	-396.88%	2,293.00	458.34	-1,834.66	-400.28%	500.00
Printing, Postage and Delivery	0.00	116.66	116.66	100.00%	2,646.24	1,283.34	-1,362.90	-106.20%	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	7.50	7.50	100.00%	400.46	82.50	-317.96	-385.41%	90.00
Website	127.97	0.00	-127.97	0.00%	255.94	0.00	-255.94	0.00%	0.00
<b>Total Administration</b>	<b>1,201.97</b>	<b>1,066.15</b>	<b>-135.82</b>	<b>-12.74%</b>	<b>15,467.14</b>	<b>11,727.85</b>	<b>-3,739.29</b>	<b>-31.88%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	2,278.08	1,333.33	-944.75	-70.86%	15,946.56	14,666.67	-1,279.89	-8.73%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	9,625.00	9,625.00	100.00%	10,500.00
Pond & Fountain Maintenance	126.09	300.00	173.91	57.97%	1,043.74	3,300.00	2,256.26	68.37%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	0.00	0.00	0.00	0.00%	8,868.75	0.00	-8,868.75	0.00%	0.00
<b>Total Landscaping and</b>	<b>2,404.17</b>	<b>2,508.33</b>	<b>104.16</b>	<b>4.15%</b>	<b>26,461.05</b>	<b>27,591.67</b>	<b>1,130.62</b>	<b>4.10%</b>	<b>30,100.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Groundskeeping</b>									
<b>Professional Fees</b>									
Legal	225.00	708.33	483.33	68.24%	6,615.82	7,791.67	1,175.85	15.09%	8,500.00
<b>Total Professional Fees</b>	<b>225.00</b>	<b>708.33</b>	<b>483.33</b>	<b>68.24%</b>	<b>6,615.82</b>	<b>7,791.67</b>	<b>1,175.85</b>	<b>15.09%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	2,291.67	2,221.67	96.95%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>2,291.67</b>	<b>2,221.67</b>	<b>96.95%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	138.00	102.50	-35.50	-34.63%	1,039.00	1,127.50	88.50	7.85%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>138.00</b>	<b>102.50</b>	<b>-35.50</b>	<b>-34.63%</b>	<b>1,239.00</b>	<b>1,127.50</b>	<b>-111.50</b>	<b>-9.89%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>3,969.14</b>	<b>4,593.64</b>	<b>624.50</b>	<b>13.59%</b>	<b>49,853.01</b>	<b>50,530.36</b>	<b>677.35</b>	<b>1.34%</b>	<b>55,124.00</b>
<b>Total Operating Income</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Total Operating Expense</b>	<b>3,969.14</b>	<b>4,593.64</b>	<b>624.50</b>	<b>13.59%</b>	<b>49,853.01</b>	<b>50,530.36</b>	<b>677.35</b>	<b>1.34%</b>	<b>55,124.00</b>
<b>NOI - Net Operating Income</b>	<b>-3,619.14</b>	<b>-4,593.64</b>	<b>974.50</b>	<b>21.21%</b>	<b>7,828.98</b>	<b>8,569.64</b>	<b>-740.66</b>	<b>-8.64%</b>	<b>3,976.00</b>
<b>Total Income</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Total Expense</b>	<b>3,969.14</b>	<b>4,593.64</b>	<b>624.50</b>	<b>13.59%</b>	<b>49,853.01</b>	<b>50,530.36</b>	<b>677.35</b>	<b>1.34%</b>	<b>55,124.00</b>
<b>Net Income</b>	<b>-3,619.14</b>	<b>-4,593.64</b>	<b>974.50</b>	<b>21.21%</b>	<b>7,828.98</b>	<b>8,569.64</b>	<b>-740.66</b>	<b>-8.64%</b>	<b>3,976.00</b>

## Balance Sheet Report

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

As of: 12/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Operating/Reserve</b>	
Operating Funds	42,921.11
<b>Total Operating/Reserve</b>	<b>42,921.11</b>
<b>Total Cash</b>	<b>42,921.11</b>
<b>TOTAL ASSETS</b>	<b>42,921.11</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	1,337.50
<b>Total Liabilities</b>	<b>1,337.50</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	5,222.44
Calculated Prior Years Retained Earnings	15,481.73
<b>Total Capital</b>	<b>41,583.61</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>42,921.11</b>

## Profit & Loss

### Onyx Realty

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

As of: Dec 2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>Income</b>	
Association Dues	0.00
Violation Fines	0.00
Late Fees	0.00
Legal fee billing	0.00
Miscellaneous Income	0.00
<b>Total Income</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>0.00</b>
<b>Expense</b>	
<b>Administration</b>	
Community Meeting / Events	920.00
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
<b>Total Administration</b>	<b>1,994.00</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	0.00
Pond & Fountain Maintenance	350.00
Snow Removal	0.00
Tree & Bush Maintenance	295.63
<b>Total Landscaping and Groundskeeping</b>	<b>645.63</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	93.00
Trash	0.00
<b>Total Utilities</b>	<b>93.00</b>
<b>Total Operating Expense</b>	<b>2,732.63</b>
<b>NOI - Net Operating Income</b>	<b>-2,732.63</b>
Total Income	0.00

## Profit & Loss

Account Name	Selected Month
Total Expense	2,732.63
Net Income	<u>-2,732.63</u>

## Profit & Loss vs Budget

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

As of: Dec 2021

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
<b>Income</b>									
<b>Income</b>									
Association Dues	0.00	0.00	0.00	0.00%	55,353.18	59,100.00	-3,746.82	-6.34%	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%	1,375.00	0.00	1,375.00	0.00%	0.00
Legal fee billing	0.00	0.00	0.00	0.00%	928.81	0.00	928.81	0.00%	0.00
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	920.00	33.33	-886.67	-2,660.28%	1,254.50	400.00	-854.50	-213.63%	400.00
Insurance Expense	207.00	41.66	-165.34	-396.88%	2,500.00	500.00	-2,000.00	-400.00%	500.00
Printing, Postage and Delivery	0.00	116.66	116.66	100.00%	2,646.24	1,400.00	-1,246.24	-89.02%	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	7.50	7.50	100.00%	400.46	90.00	-310.46	-344.96%	90.00
Website	0.00	0.00	0.00	0.00%	255.94	0.00	-255.94	0.00%	0.00
<b>Total Administration</b>	<b>1,994.00</b>	<b>1,066.15</b>	<b>-927.85</b>	<b>-87.03%</b>	<b>17,461.14</b>	<b>12,794.00</b>	<b>-4,667.14</b>	<b>-36.48%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	0.00	1,333.33	1,333.33	100.00%	15,946.56	16,000.00	53.44	0.33%	16,000.00
Miscellaneous Landscape	0.00	875.00	875.00	100.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond & Fountain Maintenance	350.00	300.00	-50.00	-16.67%	1,267.65	3,600.00	2,332.35	64.79%	3,600.00
Snow Removal	0.00	0.00	0.00	0.00%	602.00	0.00	-602.00	0.00%	0.00
Tree & Bush Maintenance	295.63	0.00	-295.63	0.00%	9,164.38	0.00	-9,164.38	0.00%	0.00
<b>Total Landscaping and</b>	<b>645.63</b>	<b>2,508.33</b>	<b>1,862.70</b>	<b>74.26%</b>	<b>26,980.59</b>	<b>30,100.00</b>	<b>3,119.41</b>	<b>10.36%</b>	<b>30,100.00</b>

## Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Groundskeeping</b>									
<b>Professional Fees</b>									
Legal	0.00	708.33	708.33	100.00%	6,615.82	8,500.00	1,884.18	22.17%	8,500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>708.33</b>	<b>708.33</b>	<b>100.00%</b>	<b>6,615.82</b>	<b>8,500.00</b>	<b>1,884.18</b>	<b>22.17%</b>	<b>8,500.00</b>
<b>Repairs and Maintenance</b>									
Gate / Fence Repair & Maintenance	0.00	208.33	208.33	100.00%	70.00	2,500.00	2,430.00	97.20%	2,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>208.33</b>	<b>208.33</b>	<b>100.00%</b>	<b>70.00</b>	<b>2,500.00</b>	<b>2,430.00</b>	<b>97.20%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	93.00	102.50	9.50	9.27%	1,132.00	1,230.00	98.00	7.97%	1,230.00
Trash	0.00	0.00	0.00	0.00%	200.00	0.00	-200.00	0.00%	0.00
<b>Total Utilities</b>	<b>93.00</b>	<b>102.50</b>	<b>9.50</b>	<b>9.27%</b>	<b>1,332.00</b>	<b>1,230.00</b>	<b>-102.00</b>	<b>-8.29%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>2,732.63</b>	<b>4,593.64</b>	<b>1,861.01</b>	<b>40.51%</b>	<b>52,459.55</b>	<b>55,124.00</b>	<b>2,664.45</b>	<b>4.83%</b>	<b>55,124.00</b>
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Total Operating Expense</b>	<b>2,732.63</b>	<b>4,593.64</b>	<b>1,861.01</b>	<b>40.51%</b>	<b>52,459.55</b>	<b>55,124.00</b>	<b>2,664.45</b>	<b>4.83%</b>	<b>55,124.00</b>
<b>NOI - Net Operating Income</b>	<b>-2,732.63</b>	<b>-4,593.64</b>	<b>1,861.01</b>	<b>40.51%</b>	<b>5,222.44</b>	<b>3,976.00</b>	<b>1,246.44</b>	<b>31.35%</b>	<b>3,976.00</b>
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,681.99</b>	<b>59,100.00</b>	<b>-1,418.01</b>	<b>-2.40%</b>	<b>59,100.00</b>
<b>Total Expense</b>	<b>2,732.63</b>	<b>4,593.64</b>	<b>1,861.01</b>	<b>40.51%</b>	<b>52,459.55</b>	<b>55,124.00</b>	<b>2,664.45</b>	<b>4.83%</b>	<b>55,124.00</b>
<b>Net Income</b>	<b>-2,732.63</b>	<b>-4,593.64</b>	<b>1,861.01</b>	<b>40.51%</b>	<b>5,222.44</b>	<b>3,976.00</b>	<b>1,246.44</b>	<b>31.35%</b>	<b>3,976.00</b>