

	Operating	Total
<b>Assets</b>		
<b>CASH - OPERATING</b>		
SouthState Bank - Operating Acct	\$31,499.66	\$31,499.66
<b>Total: CASH - OPERATING</b>	<b>\$31,499.66</b>	<b>\$31,499.66</b>
<b>Total: Assets</b>	<b>\$31,499.66</b>	<b>\$31,499.66</b>
<b>Liabilities &amp; Equity</b>		
<b>CURRENT LIABILITIES - OPERATING</b>		
Prepaid Assessment	\$932.51	\$932.51
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$932.51</b>	<b>\$932.51</b>
<b>EQUITY - OPERATING</b>		
Retained Earnings - Operating	\$57,123.50	\$57,123.50
<b>Total: EQUITY - OPERATING</b>	<b>\$57,123.50</b>	<b>\$57,123.50</b>
Net Income Gain/Loss	(\$26,556.35)	(\$26,556.35)
<b>Total: Liabilities &amp; Equity</b>	<b>\$31,499.66</b>	<b>\$31,499.66</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$908.90	\$-	\$908.90	\$65,221.80	\$59,700.00	\$5,521.80	\$59,700.00
<b>Total ASSESSMENT INCOME</b>	<b>\$908.90</b>	<b>\$-</b>	<b>\$908.90</b>	<b>\$65,221.80</b>	<b>\$59,700.00</b>	<b>\$5,521.80</b>	<b>\$59,700.00</b>
<b>OTHER INCOME</b>							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	101.04	-	101.04	3,327.00	-	3,327.00	-
4610-00 Violation Fee Income	250.00	-	250.00	525.00	-	525.00	-
4801-00 Mgmt Admin Fee - Delinquency	140.00	-	140.00	1,080.00	-	1,080.00	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	300.00	-	300.00	-
<b>Total OTHER INCOME</b>	<b>\$491.04</b>	<b>\$-</b>	<b>\$491.04</b>	<b>\$5,982.00</b>	<b>\$-</b>	<b>\$5,982.00</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$1,399.94</b>	<b>\$-</b>	<b>\$1,399.94</b>	<b>\$71,203.80</b>	<b>\$59,700.00</b>	<b>\$11,503.80</b>	<b>\$59,700.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	13,145.00	13,145.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,135.00	995.00	(140.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	190.00	-	(190.00)	1,230.00	-	(1,230.00)	-
5010-00 Mailings	72.10	97.08	24.98	1,782.37	1,067.92	(714.45)	1,165.00
5020-00 Printing	-	-	-	61.84	-	(61.84)	-
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,457.10</b>	<b>\$1,292.08</b>	<b>(\$165.02)</b>	<b>\$17,815.32</b>	<b>\$15,207.92</b>	<b>(\$2,607.40)</b>	<b>\$16,500.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5060-00 Licenses/Permits/Fees	-	-	-	25.00	-	(25.00)	-
5081-00 Meeting Expense	-	166.67	166.67	1,027.50	1,833.33	805.83	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	320.83	11.62	350.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$195.84</b>	<b>\$195.84</b>	<b>\$1,897.81</b>	<b>\$2,254.16</b>	<b>\$356.35</b>	<b>\$2,450.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	86.59	75.00	(11.59)	173.18	825.00	651.82	900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$86.59</b>	<b>\$75.00</b>	<b>(\$11.59)</b>	<b>\$173.18</b>	<b>\$825.00</b>	<b>\$651.82</b>	<b>\$900.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	333.33	333.33	725.00	3,666.67	2,941.67	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>\$950.00</b>	<b>\$3,916.67</b>	<b>\$2,966.67</b>	<b>\$4,250.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	285.00	100.00	(185.00)	2,187.00	1,100.00	(1,087.00)	1,200.00
<b>Total UTILITIES</b>	<b>\$285.00</b>	<b>\$100.00</b>	<b>(\$185.00)</b>	<b>\$2,187.00</b>	<b>\$1,100.00</b>	<b>(\$1,087.00)</b>	<b>\$1,200.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	2,025.10	1,666.67	(358.43)	19,916.84	18,333.33	(1,583.51)	20,000.00
5420-00 Landscape Other	-	666.67	666.67	2,697.88	7,333.33	4,635.45	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	-	333.33	333.33	48,260.08	3,666.67	(44,593.41)	4,000.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$2,025.10</b>	<b>\$2,666.67</b>	<b>\$641.57</b>	<b>\$73,294.29</b>	<b>\$29,333.33</b>	<b>(\$43,960.96)</b>	<b>\$32,000.00</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>MAINTENANCE/REPAIRS</b>							
5752-00 General Maintenance / Repair	\$-	\$166.67	\$166.67	\$392.55	\$1,833.33	\$1,440.78	\$2,000.00
6763-00 Fountain Maintenance / Repair	-	-	-	1,050.00	-	(1,050.00)	-
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$1,442.55</b>	<b>\$1,833.33</b>	<b>\$390.78</b>	<b>\$2,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,853.79</b>	<b>\$4,829.59</b>	<b>\$975.80</b>	<b>\$97,760.15</b>	<b>\$54,470.41</b>	<b>(\$43,289.74)</b>	<b>\$59,300.00</b>
<b>Net Income:</b>	<b>(\$2,453.85)</b>	<b>(\$4,829.59)</b>	<b>\$2,375.74</b>	<b>(\$26,556.35)</b>	<b>\$5,229.59</b>	<b>(\$31,785.94)</b>	<b>\$400.00</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank- Operating 2281: ***2281</b>		<b>Current Balance:</b>		<b>\$30,705.77</b>
11/8/23 7:09 am	South Central Power Company Payment - Invoice No: 20231107-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300007	\$285.00
11/18/23 6:27 am	EMSI Inc Payment - Invoice No: IN42654	8220 Industrial Parkway Plain City, OH 43064	100017	\$2,025.10
<b>SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$2,310.10</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>2</b>	<b>\$2,310.10</b>



# Invoice

#IN42654

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

10/31/2023

**Client**

Accounts Payable  
 PMI Scioto Metro  
 Attn: Adrian Birchler  
 1201 Dublin Rd, Ste 607  
 Columbus OH 43215  
 United States

**Project**

Melrose HOA  
 891 Selkirk Way  
 Pickerington OH 43147  
 United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	11/30/2023		107318	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 10/05/2023 (1) 10/12/2023 (1) 10/24/2023 (1)	3	EA	\$396.02	\$1,188.06
Bed Maintenance & Curb Line Care Service Dates: 10/05/2023 (1) 10/12/2023 (1) 10/24/2023 (1)	3	EA	\$40.80	\$122.40
Early Fall Application Service Dates: 10/11/2023 (1)	1	EA	\$586.59	\$586.59

<b>Subtotal</b>	\$1,897.05
<b>Tax Total (6.75%)</b>	\$128.05
<b>Total</b>	\$2,025.10



IN42654



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

Invoice Number	1633
Invoice Date	11/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
11/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,195.00</b>	<b>\$0.00</b>	<b>\$1,195.00</b>



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

Invoice Number	1650
Invoice Date	11/01/2023

Melrose HOA  
 c/o PMI Scioto Metro  
 PO Box 367  
 Wheaton, IL 60187

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost	
<b>Administrative</b>							
09/29/2023	Admin Fee - Delinquency Handling - Account - MH305	1.00	\$10.00	\$20.00	\$0.00	\$20.00	
10/04/2023	Admin Fee - Delinquency Handling - Account - MH303	1.00	\$10.00	\$10.00	\$0.00	\$10.00	
10/19/2023	Admin Fee - Collections Filing - Account - MH204	1.00	\$100.00	\$100.00	\$0.00	\$100.00	
10/19/2023	Admin Fee - Delinquency Handling - Account - MH132	1.00	\$10.00	\$20.00	\$0.00	\$20.00	
10/19/2023	Admin Fee - Delinquency Handling - Account - MH204	1.00	\$10.00	\$30.00	\$0.00	\$30.00	
10/23/2023	Admin Fee - Delinquency Handling - Account - MH303	1.00	\$10.00	\$10.00	\$0.00	\$10.00	
				<b>Administrative Total</b>	<b>\$190.00</b>	<b>\$0.00</b>	<b>\$190.00</b>
<b>Reimbursement</b>							
11/01/2023	Reimburse - Payments - Check Mailings	7.00	\$1.25	\$8.75	\$0.00	\$8.75	
11/01/2023	Reimburse - CINC Mailings - Standard Mailings	65.00	\$0.00	\$63.35	\$0.00	\$63.35	
				<b>Reimbursement Total</b>	<b>\$72.10</b>	<b>\$0.00</b>	<b>\$72.10</b>
				<b>MH - Melrose HOA Total</b>	<b>\$262.10</b>	<b>\$0.00</b>	<b>\$262.10</b>