

Balance Sheet Report

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

As of: 10/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	63,313.79
Total Operating/Reserve	63,313.79
Total Cash	63,313.79
TOTAL ASSETS	63,313.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	250.00
Total Liabilities	250.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	21,480.18
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	63,063.79
TOTAL LIABILITIES & CAPITAL	63,313.79

Profit & Loss

Onyx Realty

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

As of: Oct 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	300.00
Violation Fines	0.00
Late Fees	75.00
Legal fee Income	0.00
Total Income	375.00
Total Operating Income	375.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	712.57
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Total Administration	1,579.57
Landscaping and Groundskeeping	
General Landscaping Contract	2,452.63
Pond & Fountain Maintenance	570.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	3,022.63
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Signage Repairs and Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	96.00
Trash	0.00
Total Utilities	96.00
Total Operating Expense	4,698.20
NOI - Net Operating Income	-4,323.20

Profit & Loss

Account Name	Selected Month
Total Income	375.00
Total Expense	4,698.20
Net Income	-4,323.20

Profit & Loss vs Budget

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

As of: Oct 2022

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%	59,825.00	59,100.00	725.00	1.23%	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	75.00	0.00	75.00	0.00%	2,925.00	0.00	2,925.00	0.00%	0.00
Total Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Operating Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	1,247.20	400.00	-847.20	-211.80%	400.00
Insurance Expense	712.57	41.66	-670.91	-1,610.44%	2,544.57	416.68	-2,127.89	-510.68%	500.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00%	821.04	1,400.00	578.96	41.35%	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%	398.58	90.00	-308.58	-342.87%	90.00
Website	0.00	0.00	0.00	0.00%	297.21	0.00	-297.21	0.00%	0.00
Total Administration	1,579.57	908.66	-670.91	-73.84%	13,978.60	10,976.68	-3,001.92	-27.35%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,452.63	1,666.66	-785.97	-47.16%	20,982.17	16,666.68	-4,315.49	-25.89%	20,000.00
Miscellaneous Landscape	0.00	0.00	0.00	0.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond & Fountain Maintenance	570.00	0.00	-570.00	0.00%	2,820.00	3,600.00	780.00	21.67%	3,600.00
Total Landscaping and Groundskeeping	3,022.63	1,666.66	-1,355.97	-81.36%	23,802.17	30,766.68	6,964.51	22.64%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

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									
Building Repair	0.00	0.00	0.00	0.00%	172.04	0.00	-172.04	0.00%	0.00
Electrical / Lighting Repair	0.00	0.00	0.00	0.00%	2,315.00	0.00	-2,315.00	0.00%	0.00
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
Signage Repairs and Maintenance	0.00	0.00	0.00	0.00%	192.01	0.00	-192.01	0.00%	0.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,679.05	2,500.00	-179.05	-7.16%	2,500.00
Utilities									
Electric	96.00	102.50	6.50	6.34%	957.00	1,025.00	68.00	6.63%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	96.00	102.50	6.50	6.34%	932.00	1,025.00	93.00	9.07%	1,230.00
Total Operating Expense	4,698.20	2,677.82	-2,020.38	-75.45%	41,294.82	50,268.36	8,973.54	17.85%	55,624.00
Total Operating Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Operating Expense	4,698.20	2,677.82	-2,020.38	-75.45%	41,294.82	50,268.36	8,973.54	17.85%	55,624.00
NOI - Net Operating Income	-4,323.20	-2,677.82	-1,645.38	-61.44%	21,480.18	8,831.64	12,648.54	143.22%	3,476.00
Total Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Expense	4,698.20	2,677.82	-2,020.38	-75.45%	41,294.82	50,268.36	8,973.54	17.85%	55,624.00
Net Income	-4,323.20	-2,677.82	-1,645.38	-61.44%	21,480.18	8,831.64	12,648.54	143.22%	3,476.00