

## Balance Sheet Report

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

As of: 09/30/2022

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	67,636.99
<b>Total Operating/Reserve</b>	<b>67,636.99</b>
<b>Total Cash</b>	<b>67,636.99</b>
<b>TOTAL ASSETS</b>	<b>67,636.99</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	250.00
<b>Total Liabilities</b>	<b>250.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	25,803.38
Calculated Prior Years Retained Earnings	20,704.17
<b>Total Capital</b>	<b>67,386.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>67,636.99</b>

## Profit & Loss

### Onyx Realty

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

As of: Sep 2022

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 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	375.00
Insurance Expense	151.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
<b>Total Administration</b>	<b>1,393.00</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	5,812.62
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>5,812.62</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Building Repair	111.18
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Signage Repairs and Maintenance	192.01
<b>Total Repairs and Maintenance</b>	<b>303.19</b>
<b>Utilities</b>	
Electric	96.00
Trash	0.00
<b>Total Utilities</b>	<b>96.00</b>
<b>Total Operating Expense</b>	<b>7,604.81</b>
<b>NOI - Net Operating Income</b>	<b>-7,604.81</b>

## Profit & Loss

Account Name	Selected Month
Total Income	0.00
Total Expense	7,604.81
Net Income	<b>-7,604.81</b>

## Profit & Loss vs Budget

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

As of: Sep 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
<b>Income</b>									
<b>Income</b>									
Association Dues	0.00	0.00	0.00	0.00%	59,525.00	59,100.00	425.00	0.72%	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%	2,850.00	0.00	2,850.00	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>62,400.00</b>	<b>59,100.00</b>	<b>3,300.00</b>	<b>5.58%</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>62,400.00</b>	<b>59,100.00</b>	<b>3,300.00</b>	<b>5.58%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	375.00	0.00	-375.00	0.00%	1,247.20	400.00	-847.20	-211.80%	400.00
Insurance Expense	151.00	41.66	-109.34	-262.46%	1,832.00	375.02	-1,456.98	-388.51%	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%	7,803.00	7,803.00	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
<b>Total Administration</b>	<b>1,393.00</b>	<b>908.66</b>	<b>-484.34</b>	<b>-53.30%</b>	<b>12,399.03</b>	<b>10,068.02</b>	<b>-2,331.01</b>	<b>-23.15%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	5,812.62	1,666.66	-4,145.96	-248.76%	18,529.54	15,000.02	-3,529.52	-23.53%	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	0.00	0.00	0.00	0.00%	2,250.00	3,600.00	1,350.00	37.50%	3,600.00
<b>Total Landscaping and Groundskeeping</b>	<b>5,812.62</b>	<b>1,666.66</b>	<b>-4,145.96</b>	<b>-248.76%</b>	<b>20,779.54</b>	<b>29,100.02</b>	<b>8,320.48</b>	<b>28.59%</b>	<b>34,100.00</b>
<b>Professional Fees</b>									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>-97.00</b>	<b>5,000.00</b>	<b>5,097.00</b>	<b>101.94%</b>	<b>5,000.00</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>									
Building Repair	111.18	0.00	-111.18	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	192.01	0.00	-192.01	0.00%	192.01	0.00	-192.01	0.00%	0.00
<b>Total Repairs and Maintenance</b>	<b>303.19</b>	<b>0.00</b>	<b>-303.19</b>	<b>0.00%</b>	<b>2,679.05</b>	<b>2,500.00</b>	<b>-179.05</b>	<b>-7.16%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	96.00	102.50	6.50	6.34%	861.00	922.50	61.50	6.67%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
<b>Total Utilities</b>	<b>96.00</b>	<b>102.50</b>	<b>6.50</b>	<b>6.34%</b>	<b>836.00</b>	<b>922.50</b>	<b>86.50</b>	<b>9.38%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>7,604.81</b>	<b>2,677.82</b>	<b>-4,926.99</b>	<b>-183.99%</b>	<b>36,596.62</b>	<b>47,590.54</b>	<b>10,993.92</b>	<b>23.10%</b>	<b>55,624.00</b>
Total Operating Income	0.00	0.00	0.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Operating Expense	7,604.81	2,677.82	-4,926.99	-183.99%	36,596.62	47,590.54	10,993.92	23.10%	55,624.00
<b>NOI - Net Operating Income</b>	<b>-7,604.81</b>	<b>-2,677.82</b>	<b>-4,926.99</b>	<b>-183.99%</b>	<b>25,803.38</b>	<b>11,509.46</b>	<b>14,293.92</b>	<b>124.19%</b>	<b>3,476.00</b>
Total Income	0.00	0.00	0.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Expense	7,604.81	2,677.82	-4,926.99	-183.99%	36,596.62	47,590.54	10,993.92	23.10%	55,624.00
<b>Net Income</b>	<b>-7,604.81</b>	<b>-2,677.82</b>	<b>-4,926.99</b>	<b>-183.99%</b>	<b>25,803.38</b>	<b>11,509.46</b>	<b>14,293.92</b>	<b>124.19%</b>	<b>3,476.00</b>