

	Operating	Total
Assets		
CASH - OPERATING		
SouthState Bank - Operating Acct	\$43,176.11	\$43,176.11
Total: CASH - OPERATING	\$43,176.11	\$43,176.11
Total: Assets	\$43,176.11	\$43,176.11
Liabilities & Equity		
CURRENT LIABILITIES - OPERATING		
Prepaid Assessment	\$849.29	\$849.29
Total: CURRENT LIABILITIES - OPERATING	\$849.29	\$849.29
EQUITY		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
Total: EQUITY	\$57,123.50	\$57,123.50
Net Income Gain/Loss	(\$14,796.68)	(\$14,796.68)
Total: Liabilities & Equity	\$43,176.11	\$43,176.11

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$909.79	\$-	\$909.79	\$63,924.20	\$59,700.00	\$4,224.20	\$59,700.00
Total ASSESSMENT INCOME	\$909.79	\$-	\$909.79	\$63,924.20	\$59,700.00	\$4,224.20	\$59,700.00
OTHER INCOME							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	100.00	-	100.00	3,125.96	-	3,125.96	-
4610-00 Violation Fee Income	-	-	-	75.00	-	75.00	-
4801-00 Mgmt Admin Fee - Delinquency	120.00	-	120.00	850.00	-	850.00	-
4802-00 Mgmt Admin Fee - Collections	200.00	-	200.00	200.00	-	200.00	-
Total OTHER INCOME	\$420.00	\$-	\$420.00	\$5,000.96	\$-	\$5,000.96	\$-
Total OPERATING INCOME	\$1,329.79	\$-	\$1,329.79	\$68,925.16	\$59,700.00	\$9,225.16	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	10,755.00	10,755.00	-	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	50.00	-	(50.00)	720.00	-	(720.00)	-
5010-00 Mailings	28.53	97.08	68.55	1,660.84	873.76	(787.08)	1,165.00
5020-00 Printing	-	-	-	61.84	-	(61.84)	-
Total ADMINISTRATIVE EXPENSES	\$1,273.53	\$1,292.08	\$18.55	\$14,793.79	\$12,623.76	(\$2,170.03)	\$16,500.00
OTHER ADMINISTRATIVE							
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	1,499.99	472.49	2,000.00
5087-00 Social/Activities Expense	-	-	-	129.14	-	(129.14)	-
5170-00 Website Expenses	-	29.17	29.17	309.21	262.49	(46.72)	350.00
Total OTHER ADMINISTRATIVE	\$-	\$195.84	\$195.84	\$1,897.81	\$1,862.48	(\$35.33)	\$2,450.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	75.00	75.00	-	675.00	675.00	900.00
Total INSURANCE EXPENSES	\$-	\$75.00	\$75.00	\$-	\$675.00	\$675.00	\$900.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	333.33	333.33	725.00	3,000.01	2,275.01	4,000.00
5152-00 Audit/Tax Preparation	-	-	-	225.00	250.00	25.00	250.00
Total PROFESSIONAL EXPENSES	\$-	\$333.33	\$333.33	\$950.00	\$3,250.01	\$2,300.01	\$4,250.00
UTILITIES							
5500-00 Electricity	253.00	100.00	(153.00)	1,614.00	900.00	(714.00)	1,200.00
Total UTILITIES	\$253.00	\$100.00	(\$153.00)	\$1,614.00	\$900.00	(\$714.00)	\$1,200.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	12,936.24	14,999.99	2,063.75	20,000.00
5420-00 Landscape Other	-	666.67	666.67	457.88	5,999.99	5,542.11	8,000.00
5425-00 Landscape Replace / Improvement	-	-	-	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	15,455.79	333.33	(15,122.46)	48,260.08	3,000.01	(45,260.07)	4,000.00
Total LANDSCAPE EXPENSES	\$15,455.79	\$2,666.67	(\$12,789.12)	\$64,073.69	\$23,999.99	(\$40,073.70)	\$32,000.00
MAINTENANCE/REPAIRS							
5752-00 General Maintenance / Repair	-	166.67	166.67	392.55	1,499.99	1,107.44	2,000.00
Total MAINTENANCE/REPAIRS	\$-	\$166.67	\$166.67	\$392.55	\$1,499.99	\$1,107.44	\$2,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total OPERATING EXPENSE	\$16,982.32	\$4,829.59	(\$12,152.73)	\$83,721.84	\$44,811.23	(\$38,910.61)	\$59,300.00
Net Income:	<u>(\$15,652.53)</u>	<u>(\$4,829.59)</u>	<u>(\$10,822.94)</u>	<u>(\$14,796.68)</u>	<u>\$14,888.77</u>	<u>(\$29,685.45)</u>	<u>\$400.00</u>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank- Operating 2281: ***2281		Current Balance:	\$35,594.36	
9/6/23 6:45 am	E&S Services LLC Payment - Invoice No: 21870	6101 Westerville Rd Westerville, OH 43081	100010	\$4,475.00
9/7/23 6:36 am	South Central Power Company Payment - Invoice No: 20230906-376530	PO BOX 182058 COLUMBUS, OH 43218-2058	300004	\$253.00
9/12/23 6:47 am	E&S Services LLC Payment - Invoice No: 23667	6101 Westerville Rd Westerville, OH 43081	100011	\$10,980.79
SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed				\$15,708.79
Melrose HOA Total Check(s) & Amount Printed			3	\$15,708.79

E & S Services

PO Box 933430
 Cleveland, OH 44193
 United States

INVOICE

Invoice Number: 21870
 Invoice Date: Sep 20, 2022
 Page: 1

Voice: 614-273-5397
 Fax: 614-882-3363

Bill To:
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

Ship to:
Melrose Homeowners Assoc 1500 Brice Road Reynoldsburg, OH 43068

Customer ID	Customer PO	Payment Terms	
Onyx Realty		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		10/20/22

Quantity	Item	Description	Unit Price	Amount
		Melrose Pond, McLeod Parc, Pickerington, OH 9/13-20/22--Excavated silt, placed rock, and reclaimed area		
1.00		Trucking and Dumping	2,600.00	2,600.00
1.00		Excavator	3,000.00	3,000.00
1.00		Tyoe C Rock Delivered	10,500.00	10,500.00
1.00		Restoration	1,800.00	1,800.00
Subtotal				17,900.00
Sales Tax				
Total Invoice Amount				17,900.00
Payment/Credit Applied				13,425.00
TOTAL				4,475.00

Check/Credit Memo No:1001

E & S Services

PO Box 933430
 Cleveland, OH 44193
 United States

INVOICE

Invoice Number: 23667
 Invoice Date: Jul 6, 2023
 Page: 1

Voice: 614-273-5397
 Fax: 614-882-3363

Bill To:
Melrose Homeowners Association 1201 Dublin Rd, Ste 607 Columbus, OH 43215

Ship to:
Melrose Homeowners Association 1201 Dublin Rd, Ste 607 Columbus, OH 43215

Customer ID	Customer PO	Payment Terms	
PMI Scioto Metro		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Email		8/5/23

Quantity	Item	Description	Unit Price	Amount
		Melrose Pond, Melrose Place, OH Dredge and reshape bank. Install Rip Rap (D-Rock). Reclaim Equipment damaged areas seed, and straw.		
		Project		22,900.00
		Damage to pump wire (Repair by Aqua Doc)		938.43

Subtotal	21,961.57
Sales Tax	
Total Invoice Amount	21,961.57
Payment/Credit Applied	
TOTAL	21,961.57

Check/Credit Memo No:



Invoice Number	1340
Invoice Date	09/01/2023

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

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
Management Fee (Monthly Fee)						
09/01/2023	Monthly Fee	1.00	\$1,195.00	\$1,195.00	\$0.00	\$1,195.00
Management Fee (Monthly Fee) Total				\$1,195.00	\$0.00	\$1,195.00
MH - Melrose HOA Total				\$1,195.00	\$0.00	\$1,195.00



Invoice Number	1354
Invoice Date	09/01/2023

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

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
Administrative						
08/23/2023	Admin Fee - Delinquency Handling - Account - MH197	1.00	\$10.00	\$50.00	\$0.00	\$50.00
Administrative Total				\$50.00	\$0.00	\$50.00
Reimbursement						
09/01/2023	Reimburse - Payments - Check Mailings	4.00	\$1.25	\$5.00	\$0.00	\$5.00
09/01/2023	Reimburse - CINC Mailings - Standard Mailings	22.00	\$0.00	\$23.53	\$0.00	\$23.53
Reimbursement Total				\$28.53	\$0.00	\$28.53
MH - Melrose HOA Total				\$78.53	\$0.00	\$78.53