

## Balance Sheet Report

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

As of: 06/30/2022

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	83,608.17
<b>Total Operating/Reserve</b>	<b>83,608.17</b>
<b>Total Cash</b>	<b>83,608.17</b>
<b>TOTAL ASSETS</b>	<b>83,608.17</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Fees	200.00
<b>Total Liabilities</b>	<b>200.00</b>
<b>Capital</b>	
Retained Earnings	20,879.44
Calculated Retained Earnings	41,824.56
Calculated Prior Years Retained Earnings	20,704.17
<b>Total Capital</b>	<b>83,408.17</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>83,608.17</b>

## Profit & Loss

### Onyx Realty

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

As of: Jun 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	1,500.00
Violation Fines	0.00
Late Fees	325.00
Legal fee Income	0.00
<b>Total Income</b>	<b>1,825.00</b>
<b>Total Operating Income</b>	<b>1,825.00</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
<b>Total Administration</b>	<b>1,281.00</b>
<b>Landscaping and Groundskeeping</b>	
General Landscaping Contract	2,526.22
Pond & Fountain Maintenance	1,125.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
<b>Total Landscaping and Groundskeeping</b>	<b>3,651.22</b>
<b>Professional Fees</b>	
Legal	0.00
<b>Total Professional Fees</b>	<b>0.00</b>
<b>Repairs and Maintenance</b>	
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>
<b>Utilities</b>	
Electric	128.00
Trash	0.00
<b>Total Utilities</b>	<b>128.00</b>
<b>Total Operating Expense</b>	<b>5,060.22</b>
<b>NOI - Net Operating Income</b>	<b>-3,235.22</b>
Total Income	1,825.00
Total Expense	5,060.22
<b>Net Income</b>	<b>-3,235.22</b>

## Profit & Loss vs Budget

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

As of: Jun 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	1,500.00	0.00	1,500.00	0.00%	58,925.00	59,100.00	-175.00	-0.30%	59,100.00
Late Fees	325.00	0.00	325.00	0.00%	2,700.00	0.00	2,700.00	0.00%	0.00
<b>Total Income</b>	<b>1,825.00</b>	<b>0.00</b>	<b>1,825.00</b>	<b>0.00%</b>	<b>61,625.00</b>	<b>59,100.00</b>	<b>2,525.00</b>	<b>4.27%</b>	<b>59,100.00</b>
<b>Total Operating Income</b>	<b>1,825.00</b>	<b>0.00</b>	<b>1,825.00</b>	<b>0.00%</b>	<b>61,625.00</b>	<b>59,100.00</b>	<b>2,525.00</b>	<b>4.27%</b>	<b>59,100.00</b>
<b>Expense</b>									
<b>Administration</b>									
Community Meeting / Events	0.00	0.00	0.00	0.00%	400.00	400.00	0.00	0.00%	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	0.00	0.00	0.00%	0.00	1,400.00	1,400.00	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	0.00	0.00	0.00%	398.58	90.00	-308.58	-342.87%	90.00
<b>Total Administration</b>	<b>1,281.00</b>	<b>908.67</b>	<b>-372.33</b>	<b>-40.98%</b>	<b>7,242.58</b>	<b>7,342.02</b>	<b>99.44</b>	<b>1.35%</b>	<b>12,794.00</b>
<b>Landscaping and Groundskeeping</b>									
General Landscaping Contract	2,526.22	1,666.67	-859.55	-51.57%	7,541.86	10,000.02	2,458.16	24.58%	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	1,125.00	0.00	-1,125.00	0.00%	2,250.00	3,600.00	1,350.00	37.50%	3,600.00
<b>Total Landscaping and Groundskeeping</b>	<b>3,651.22</b>	<b>1,666.67</b>	<b>-1,984.55</b>	<b>-119.07%</b>	<b>9,791.86</b>	<b>24,100.02</b>	<b>14,308.16</b>	<b>59.37%</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>									
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
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>2,315.00</b>	<b>2,500.00</b>	<b>185.00</b>	<b>7.40%</b>	<b>2,500.00</b>
<b>Utilities</b>									
Electric	128.00	102.50	-25.50	-24.88%	573.00	615.00	42.00	6.83%	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>128.00</b>	<b>102.50</b>	<b>-25.50</b>	<b>-24.88%</b>	<b>548.00</b>	<b>615.00</b>	<b>67.00</b>	<b>10.89%</b>	<b>1,230.00</b>
<b>Total Operating Expense</b>	<b>5,060.22</b>	<b>2,677.84</b>	<b>-2,382.38</b>	<b>-88.97%</b>	<b>19,800.44</b>	<b>39,557.04</b>	<b>19,756.60</b>	<b>49.94%</b>	<b>55,624.00</b>
<b>Total Operating Income</b>	<b>1,825.00</b>	<b>0.00</b>	<b>1,825.00</b>	<b>0.00%</b>	<b>61,625.00</b>	<b>59,100.00</b>	<b>2,525.00</b>	<b>4.27%</b>	<b>59,100.00</b>
<b>Total Operating Expense</b>	<b>5,060.22</b>	<b>2,677.84</b>	<b>-2,382.38</b>	<b>-88.97%</b>	<b>19,800.44</b>	<b>39,557.04</b>	<b>19,756.60</b>	<b>49.94%</b>	<b>55,624.00</b>
<b>NOI - Net Operating Income</b>	<b>-3,235.22</b>	<b>-2,677.84</b>	<b>-557.38</b>	<b>-20.81%</b>	<b>41,824.56</b>	<b>19,542.96</b>	<b>22,281.60</b>	<b>114.01%</b>	<b>3,476.00</b>
<b>Total Income</b>	<b>1,825.00</b>	<b>0.00</b>	<b>1,825.00</b>	<b>0.00%</b>	<b>61,625.00</b>	<b>59,100.00</b>	<b>2,525.00</b>	<b>4.27%</b>	<b>59,100.00</b>
<b>Total Expense</b>	<b>5,060.22</b>	<b>2,677.84</b>	<b>-2,382.38</b>	<b>-88.97%</b>	<b>19,800.44</b>	<b>39,557.04</b>	<b>19,756.60</b>	<b>49.94%</b>	<b>55,624.00</b>
<b>Net Income</b>	<b>-3,235.22</b>	<b>-2,677.84</b>	<b>-557.38</b>	<b>-20.81%</b>	<b>41,824.56</b>	<b>19,542.96</b>	<b>22,281.60</b>	<b>114.01%</b>	<b>3,476.00</b>