

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$38,417.44	\$0.00	\$38,417.44
Total: CASH - OPERATING	\$38,417.44	\$0.00	\$38,417.44
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$4,354.68	\$4,354.68
Total: CASH - RESERVE	\$0.00	\$4,354.68	\$4,354.68
Total: Assets	\$38,417.44	\$4,354.68	\$42,772.12
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$41,973.29	\$0.00	\$41,973.29
Total: CURRENT LIABILITIES - OPERATING	\$41,973.29	\$0.00	\$41,973.29
EQUITY - OPERATING			
Retained Earnings - Operating	\$17,855.31	\$0.00	\$17,855.31
Total: EQUITY - OPERATING	\$17,855.31	\$0.00	\$17,855.31
Net Income Gain/Loss	\$0.00	\$1,337.26	\$1,337.26
Net Income Gain/Loss	(\$5,010.59)	\$0.00	(\$5,010.59)
Total: Liabilities & Equity	\$54,818.01	\$1,337.26	\$56,155.27

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$-	\$-	\$-	\$219.05	\$-	\$219.05	\$79,600.00
Total ASSESSMENT INCOME	\$-	\$-	\$-	\$219.05	\$-	\$219.05	\$79,600.00
OTHER INCOME							
4600-00 Delinquent Fee Income	-	-	-	50.00	-	50.00	-
4610-00 Violation Fee Income	50.00	-	50.00	837.61	-	837.61	-
4801-00 Mgmt Admin Fee - Delinquency	20.00	-	20.00	100.00	-	100.00	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	200.00	-	200.00	-
4804-00 Mgmt Admin Fee - Bank Return	35.00	-	35.00	35.00	-	35.00	-
Total OTHER INCOME	\$105.00	\$-	\$105.00	\$1,222.61	\$-	\$1,222.61	\$-
Total OPERATING INCOME	\$105.00	\$-	\$105.00	\$1,441.66	\$-	\$1,441.66	\$79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	2,460.00	2,535.56	75.56	15,213.36
5005-00 Office Supplies/Expense	-	-	-	-	-	-	200.00
5006-00 Mgmt Admin Fees	385.00	-	(385.00)	465.00	-	(465.00)	-
5010-00 Mailings	642.47	140.00	(502.47)	692.71	280.00	(412.71)	1,680.00
5020-00 Printing	-	25.00	25.00	-	25.00	25.00	75.00
Total ADMINISTRATIVE EXPENSES	\$2,257.47	\$1,432.78	(\$824.69)	\$3,617.71	\$2,840.56	(\$777.15)	\$17,168.36
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	436.20	-	(436.20)	450.00
5055-00 Document Storage	5.00	-	(5.00)	406.00	450.00	44.00	450.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5087-00 Social/Activities Expense	-	-	-	200.00	-	(200.00)	300.00
5170-00 Website Expenses	-	-	-	-	-	-	250.00
Total OTHER ADMINISTRATIVE	\$5.00	\$-	(\$5.00)	\$1,042.20	\$450.00	(\$592.20)	\$1,700.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,440.00
Total INSURANCE EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-	\$1,440.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	55.00	-	(55.00)	165.00	-	(165.00)	3,000.00
5152-00 Audit/Tax Preparation	-	-	-	-	-	-	300.00
Total PROFESSIONAL EXPENSES	\$55.00	\$-	(\$55.00)	\$165.00	\$-	(\$165.00)	\$3,300.00
UTILITIES							
5500-00 Electricity	122.00	291.67	169.67	254.00	583.34	329.34	3,500.00
Total UTILITIES	\$122.00	\$291.67	\$169.67	\$254.00	\$583.34	\$329.34	\$3,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	2,035.00	2,035.00	-	4,070.00	4,070.00	24,420.00
5470-00 Snow / Ice Management	40.00	-	(40.00)	40.00	-	(40.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	-	-	-	5,643.50
Total LANDSCAPE EXPENSES	\$40.00	\$2,035.00	\$1,995.00	\$40.00	\$4,070.00	\$4,030.00	\$30,063.50
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	-	-	-	-	-	-	350.00
5455-00 Lighting Maintenance / Repair	-	-	-	-	-	-	13,053.14
5752-00 General Maintenance / Repair	-	-	-	-	-	-	500.00
6763-00 Fountain Maintenance / Repair	-	-	-	-	-	-	525.00
Total MAINTENANCE/REPAIRS	\$-	\$-	\$-	\$-	\$-	\$-	\$14,428.14

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	\$666.67	\$666.67	\$-	\$1,333.34	\$1,333.34	\$-	\$8,000.00
Total RESERVE CONTRIBUTION	\$666.67	\$666.67	\$-	\$1,333.34	\$1,333.34	\$-	\$8,000.00
Total OPERATING EXPENSE	\$3,146.14	\$4,426.12	\$1,279.98	\$6,452.25	\$9,277.24	\$2,824.99	\$79,600.00
Net Income:	(\$3,041.14)	(\$4,426.12)	\$1,384.98	(\$5,010.59)	(\$9,277.24)	\$4,266.65	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$666.67	\$666.67	\$-	\$1,333.34	\$1,333.34	\$-	\$8,000.00
4910-00 Bank Interest Reserve	2.04	-	2.04	3.92	-	3.92	-
Total RESERVE INCOME	\$668.71	\$666.67	\$2.04	\$1,337.26	\$1,333.34	\$3.92	\$8,000.00
Total RESERVE INCOME	\$668.71	\$666.67	\$2.04	\$1,337.26	\$1,333.34	\$3.92	\$8,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	-	-	-	-	-	-	4,681.25
Total RESERVE EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-	\$4,681.25
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$4,681.25
Net Reserve:	\$668.71	\$666.67	\$2.04	\$1,337.26	\$1,333.34	\$3.92	\$3,318.75

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$44,867.04	
2/19/25 11:37 am Holly Girard	Williams & Strohm Invoice: 20250203	2 Miranova Pl #380 Columbus, OH 43215	1021	\$55.00
2/28/25 3:17 pm Holly Girard	Samuel M Roth	912 Carron Cir Pickerington, OH 43147	1022	\$40.00
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				<u>\$95.00</u>
Melrose HOA Total Check(s) & Amount Printed			2	<u>\$95.00</u>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/27/2025		Deposit from batch 13693	13693 - Online Payment	601	\$600.00
02/28/2025		Samuel M Roth		1022	(\$40.00)
				Total Uncleared	\$560.00
Cleared Items					
Credits					
01/31/2025	02/03/2025	Deposit from batch 13279	13279 - Online Payment	558	\$200.00
02/04/2025	02/03/2025	Deposit from batch 13328	13328 - Auto Payment	560	\$200.00
02/04/2025	02/04/2025	Deposit from batch 13364	13364 - Payabli Credit Card	562	\$200.00
02/05/2025	02/04/2025	Deposit from batch 13353	13353 - Auto Payment	561	\$2.89
02/05/2025	02/05/2025	Deposit from batch 13374	13374 - Auto Payment	563	\$850.00
02/06/2025	02/06/2025	Deposit from batch 13375	13375 - Scanned Checks	564	\$200.00
02/06/2025	02/06/2025	Deposit from batch 13397	13397 - Auto Payment	565	\$200.00
02/07/2025	02/07/2025	Deposit from batch 13395	13395 - Online Payment	566	\$200.00
02/07/2025	02/07/2025	Deposit from batch 13398	13398 - Scanned Checks	567	\$200.00
02/07/2025	02/07/2025	Deposit from batch 13422	13422 - Payabli Credit Card	568	\$600.00
02/10/2025	02/10/2025	Deposit from batch 13429	13429 - Auto Payment	569	\$200.00
02/10/2025	02/10/2025	Deposit from batch 13441	13441 - Payabli Credit Card	572	\$200.00
02/10/2025	02/10/2025	Deposit from batch 13413	13413 - Online Payment	570	\$1,200.00
02/11/2025	02/11/2025	Deposit from batch 13467	13467 - Payabli Credit Card	575	\$240.00
02/11/2025	02/12/2025	Deposit from batch 13434	13434 - Online Payment	573	\$400.00
02/11/2025	02/11/2025	Deposit from batch 13468	13468 - Payabli Credit Card	576	\$600.00
02/11/2025	02/11/2025	Deposit from batch 13476	13476 - Payabli Credit Card	577	\$600.00
02/11/2025	02/11/2025	Deposit from batch 13454	13454 - Auto Payment	574	\$1,000.00
02/11/2025	02/11/2025	Deposit from batch 13439	13439 - Auto Payment	571	\$1,200.00
02/12/2025	02/12/2025	Deposit from batch 13491	13491 - Auto Payment	578	\$200.00
02/13/2025	02/13/2025	Deposit from batch 13533	13533 - Payabli Credit Card	580	\$470.00
02/13/2025	02/13/2025	Deposit from batch 13528	13528 - Auto Payment	579	\$800.00
02/14/2025	02/14/2025	Deposit from batch 13546	13546 - Payabli Credit Card	582	\$200.00
02/14/2025	02/19/2025	Deposit from batch 13529	13529 - Online Payment	581	\$200.00
02/15/2025	02/14/2025	Deposit from batch 13552	13552 - Auto Payment	583	\$2,550.00
02/18/2025	02/18/2025	Deposit from batch 13561	13561 - Online Payment	585	\$200.00
02/18/2025	02/18/2025	Deposit from batch 13574	13574 - Payabli Credit Card	587	\$200.00
02/18/2025	02/18/2025	Deposit from batch 13581	13581 - Payabli Credit Card	588	\$200.00
02/18/2025	02/18/2025	Deposit from batch 13583	13583 - Payabli Credit Card	589	\$200.00
02/18/2025	02/18/2025	Deposit from batch 13565	13565 - Auto Payment	586	\$202.89
02/18/2025	02/19/2025	Deposit from batch 13542	13542 - Online Payment	584	\$600.00
02/20/2025	02/20/2025	Deposit from batch 13595	13595 - Scanned Checks	591	\$200.00
02/20/2025	02/19/2025	Deposit from batch 13602	13602 - Auto Payment	590	\$202.89
02/20/2025	02/20/2025	Deposit from batch 13618	13618 - Auto Payment	592	\$1,000.00
02/21/2025	02/21/2025	Deposit from batch 13635	13635 - Payabli Credit Card	594	\$400.00
02/21/2025	02/24/2025	Deposit from batch 13619	13619 - Online Payment	593	\$435.00
02/24/2025	02/24/2025	Deposit from batch 13651	13651 - Auto Payment	596	\$402.89
02/24/2025	02/25/2025	Deposit from batch 13630	13630 - Online Payment	595	\$800.00
02/25/2025	02/26/2025	Deposit from batch 13652	13652 - Online Payment	597	\$200.00
02/26/2025	02/26/2025	Deposit from batch 13665	13665 - Scanned Checks	598	\$200.00
02/26/2025	02/26/2025	Deposit from batch 13698	13698 - Payabli Credit Card	600	\$400.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
02/26/2025	02/26/2025	Deposit from batch 13692	13692 - Auto Payment	599	\$1,400.00
02/27/2025	02/27/2025	Deposit from batch 13717	13717 - Auto Payment	602	\$1,600.00
02/28/2025	02/28/2025	Deposit from batch 13740	13740 - Payabli Credit Card	605	\$400.00
02/28/2025	02/28/2025	Deposit from batch 13715	13715 - Online Payment	603	\$600.00
02/28/2025	02/28/2025	Deposit from batch 13730	13730 - Auto Payment	604	\$1,000.00
Total Cleared Credits					\$23,756.56
Debits					
01/23/2025	02/12/2025	Fairfield County Treasurer		1019	(\$32.18)
01/24/2025	02/12/2025	Fairfield County Treasurer		1020	(\$404.02)
02/03/2025	02/04/2025	PMI Scioto Metro		0	(\$1,230.00)
02/03/2025	02/04/2025	PMI Scioto Metro		0	(\$1,032.47)
02/04/2025	02/05/2025	South Central Power Company		0	(\$59.00)
02/05/2025	02/05/2025	South Central Power Company		0	(\$63.00)
02/11/2025	02/12/2025	Transfer to SouthState Bank - Reserve 5800			(\$666.67)
02/19/2025	02/27/2025	Williams & Strohm		1021	(\$55.00)
02/21/2025	02/20/2025	Return	13622 - Move or Return Paymer	0	(\$200.00)
Total Cleared Debits					(\$3,742.34)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 38,417.44
Uncleared Items:	\$560.00
Adjusted Balance:	\$ 37,857.44
Bank Ending Balance:	\$ 37,857.44
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
02/11/2025	02/12/2025	Transfer from SouthState Bank - Operating			\$666.67
		22			
02/28/2025	02/28/2025	Interest			\$2.04
Total Cleared Credits					\$668.71

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 4,354.68
Uncleared Items:	\$-
Adjusted Balance:	\$ 4,354.68
Bank Ending Balance:	\$ 4,354.68
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
Samuel M Roth							
02/28/2025		01/06/2025	02/27/2025 Adrian Birchler	Paid (check)		\$40.00 Payment Type: Check	\$ -
Samuel M Roth Total:						\$ 40.00	\$ 0.00
Scioto Metro LLC - Management Module Only							
02/03/2025	6055	02/01/2025	02/03/2025 Holly Girard	Paid (ACH)		\$1,230.00 Payment Type: ACH	-
02/03/2025	6098	02/01/2025	02/03/2025 Holly Girard	Paid (ACH)		\$1,032.47 Payment Type: ACH	-
Scioto Metro LLC - Management Module Only Total:						\$ 2,262.47	\$ 0.00
South Central Power Company							
02/04/2025	20250204-376530	01/20/2025	02/03/2025 Adrian Birchler	Paid (EFT)		\$59.00 Payment Type: EFT	-
02/05/2025		01/15/2025	03/06/2025 Holly Girard	Paid (EFT)		\$63.00 Payment Type: EFT	-
South Central Power Company Total:						\$ 122.00	\$ 0.00
Williams & Strohm							
02/19/2025	20250203	02/03/2025	02/19/2025 Stacey Menefee	Paid (check)		\$55.00 Payment Type: Check	-
Williams & Strohm Total:						\$ 55.00	\$ 0.00
Melrose HOA 6 Invoice(s) Totaling:						\$ 2,479.47	\$ 0.00
GRAND 6 Invoice(s) Totaling:						\$2,479.47	\$ 0.00



PMI Scioto Metro
1355 King Ave, Ste 200
Columbus, OH 43212

Invoice Number	6055
Invoice Date	02/01/2025

Melrose HOA
c/o PMI Scioto Metro
1355 King Ave, Ste 200
Columbus, OH 43212

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
02/01/2025	Monthly Fee	1.00	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00
Management Fee (Monthly Fee) Total				\$1,230.00	\$0.00	\$1,230.00
MH - Melrose HOA Total				\$1,230.00	\$0.00	\$1,230.00

Reimbursement Request Form

REQUESTOR INFORMATION

Association Name:

Requestor Name:

Property Address:

City/State/Zip:

Email: **Phone:**

Reimbursements totaling more than \$600 in a tax year require social security number (SSN).

SSN:

If mailing address is the same as the property address, move on to Reimbursement Information.

Mailing Address:

City/State/Zip:

REIMBURSEMENT INFORMATION

Reimbursement Amount Requested (\$):

Description of Reimbursable Expenses:

1.6.25 snow removal of violet elementary path

Receipt(s) Included: ☐ Check to Confirm

Reimbursement by: ☐ ACH ☒ Check

Routing #: **Account #:**

Reimbursement requests should include applicable receipts and description of reimbursable expenses and are subject to approval by the Board of Directors.

Normal request processing is up to 10 business days.

Requests should be returned to PMI Scioto Metro via mail or email:

Email: team@pmiscioto metro.com

Mail: [Association Name]
% PMI Scioto Metro
1201 Dublin Rd, Ste 607
Columbus, OH 43215

ROTH HANDYMAN
912 Carron Circle
Pickerington, OH 43147
614-571-0508

Invoice

DATE	INVOICE #
1/31/2025	874

BILL TO
Melrose HOA C/O Jackson Brandel 891 Selkirk Way Pickerington, OH 43147

DUE DATE
2/17/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Snow Removal	1/6/2025 4" Snow Removal on Violet Elementary path and sidewalks	1	40.00	40.00 0.00 0.00
Total				40.00
Balance Due				40.00

WILLIAMS & STROHM, LLC

ATTORNEYS AT LAW
Two Miranova Place, Suite 380
Columbus, OH 43215-7047

614-228-0207

Melrose HOA of Pickerington, Inc.
c/o PMI Scioto Metro
ap@pmisciotometro.com

February 3, 2025

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
1/15/2025 JK Review bankruptcy and provide update to pm. Lawson -- 892 Dunvegan Circle.	0.20 275.00/hr	55.00
For professional services rendered	0.20	\$55.00
Previous balance		\$110.00
1/23/2025 Payment - check #1016. Thank you.		(\$110.00)
Total payments and adjustments		(\$110.00)
Balance due		<u>\$55.00</u>

Payment due upon receipt; does not include payments made after February 3, 2025