Financial Report Package

August 2026

Prepared for

Melrose HOA

By

PMI Centerline

CINCSystems, Inc. Copyright 2026. All rights reserved.

Balance Sheet

Melrose HOA

End Date: 08/31/2026

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	$24,694.25	$0.00	$24,694.25
Total: CASH - OPERATING	**$24,694.25**	**$0.00**	**$24,694.25**
CASH - RESERVE			
SouthState Bank - Reserve	$0.00	$8,038.35	$8,038.35
Total: CASH - RESERVE	**$0.00**	**$8,038.35**	**$8,038.35**
Total: Assets	**$24,694.25**	**$8,038.35**	**$32,732.60**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	$1,691.71	$0.00	$1,691.71
Total: CURRENT LIABILITIES - OPERATING	**$1,691.71**	**$0.00**	**$1,691.71**
EQUITY - RESERVE			
Retained Earnings - Reserve	$0.00	$11,063.39	$11,063.39
Total: EQUITY - RESERVE	**$0.00**	**$11,063.39**	**$11,063.39**
EQUITY - OPERATING			
Retained Earnings - Operating	$4,029.47	$0.00	$4,029.47
Total: EQUITY - OPERATING	**$4,029.47**	**$0.00**	**$4,029.47**
Net Income Gain/Loss	$0.00	($3,025.04)	($3,025.04)
Net Income Gain/Loss	$18,973.07	$0.00	$18,973.07
Total: Liabilities & Equity	**$24,694.25**	**$8,038.35**	**$32,732.60**

CINCSystems, Inc. Copyright 2026. All rights reserved.

pmi Centerline

Income Statement - Operating

Melrose HOA

From 08/01/2026 to 08/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Regular Assessment	$ -	$ 6,633.33	($ 6,633.33)	$ 77,372.00	$ 53,066.64	$ 24,305.36	$ 79,600.00
Total ASSESSMENT INCOME	$ -	$ 6,633.33	($ 6,633.33)	$ 77,372.00	$ 53,066.64	$24,305.36	$ 79,600.00
OTHER INCOME							
4520-00 Legal Fee Income	-	-	-	464.00	-	464.00	-
4600-00 Delinquent Fee Income	-	-	-	1,950.00	-	1,950.00	-
4610-00 Violation Fee Income	50.00	-	50.00	970.00	-	970.00	-
4800-00 Mgmt Admin Fee	-	-	-	150.00	-	150.00	-
4801-00 Mgmt Admin Fee - Delinquency	-	-	-	680.00	-	680.00	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	590.00	-	590.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	150.00	-	150.00	-
Total OTHER INCOME	$ 50.00	$ -	$ 50.00	$ 4,954.00	$ -	$4,954.00	$ -
Total OPERATING INCOME	**$ 50.00**	**$ 6,633.33**	**($ 6,583.33)**	**$ 82,326.00**	**$ 53,066.64**	**$ 29,259.36**	**$ 79,600.00**
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,266.90	1,266.90	-	10,135.20	10,135.20	-	15,202.80
5005-00 Office Supplies/Expense	-	8.33	8.33	-	66.64	66.64	100.00
5010-00 Mailings	111.45	159.58	48.13	1,720.32	1,276.64	(443.68)	1,915.00
5020-00 Printing	-	4.17	4.17	53.20	33.36	(19.84)	50.00
Total ADMINISTRATIVE EXPENSES	$ 1,378.35	$ 1,438.98	$ 60.63	$ 11,908.72	$ 11,511.84	($396.88)	$ 17,267.80
OTHER ADMINISTRATIVE							
5050-00 Real Estate Taxes	-	-	-	11.18	500.00	488.82	500.00
5055-00 Document Storage	5.00	5.00	-	40.00	436.00	396.00	456.00
5081-00 Meeting Expense	-	-	-	300.00	250.00	(50.00)	250.00
5085-00 Misc Admin Expense	157.50	-	(157.50)	3,035.00	-	(3,035.00)	-
5170-00 Website Expenses	384.17	-	(384.17)	384.17	-	(384.17)	600.00
Total OTHER ADMINISTRATIVE	$ 546.67	$ 5.00	($ 541.67)	$ 3,770.35	$ 1,186.00	($2,584.35)	$ 1,806.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,555.00
Total INSURANCE EXPENSES	$ -	$ -	$ -	$ -	$ -	$-	$ 1,555.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	83.33	83.33	-	666.64	666.64	1,000.00
5110-00 Legal Collections	1,294.00	-	(1,294.00)	4,075.00	-	(4,075.00)	-
5152-00 Audit/Tax Preparation	-	-	-	275.00	-	(275.00)	-
Total PROFESSIONAL EXPENSES	$ 1,294.00	$ 83.33	($ 1,210.67)	$ 4,350.00	$ 666.64	($3,683.36)	$ 1,000.00
UTILITIES							
5500-00 Electricity	293.00	227.50	(65.50)	1,710.00	1,820.00	110.00	2,730.00
5810-00 Wildlife / Pest Control	320.25	-	(320.25)	320.25	-	(320.25)	-
Total UTILITIES	$ 613.25	$ 227.50	($ 385.75)	$ 2,030.25	$ 1,820.00	($210.25)	$ 2,730.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	2,772.24	2,772.24	12,983.11	13,861.20	878.09	24,950.16
5420-00 Landscape Other	-	833.33	833.33	4,583.93	6,666.64	2,082.71	10,000.00
5421-00 Trees/Shrubs	-	-	-	3,709.57	-	(3,709.57)	-
5470-00 Snow / Ice Management	-	-	-	90.00	-	(90.00)	-
5471-00 Repairs / Upgrade	-	41.67	41.67	686.14	333.36	(352.78)	500.00
6000-00 Lake/Pond Maintenance	-	-	-	8,980.58	3,460.00	(5,520.58)	3,460.00
Total LANDSCAPE EXPENSES	$ -	$ 3,647.24	$ 3,647.24	$ 31,033.33	$ 24,321.20	($6,712.13)	$ 38,910.16

CINCSystems, Inc. Copyright 2026. All rights reserved.

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	$149.36	$-	($149.36)	$246.39	$-	($246.39)	$-
5455-00 Lighting Maintenance / Repair	-	-	-	150.00	-	(150.00)	-
5749-00 Signage Repairs/Maintenance	-	-	-	270.61	-	(270.61)	-
5750-00 Electric Maintenance / Repair	715.00	-	(715.00)	715.00	-	(715.00)	-
5752-00 General Maintenance / Repair	-	360.92	360.92	350.00	2,887.36	2,537.36	4,331.04
6763-00 Fountain Maintenance / Repair	-	-	-	528.28	-	(528.28)	-
Total MAINTENANCE/REPAIRS	$864.36	$360.92	($503.44)	$2,260.28	$2,887.36	$627.08	$4,331.04
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution Expense	1,000.00	1,000.00	-	8,000.00	8,000.00	-	12,000.00
Total RESERVE CONTRIBUTION	$1,000.00	$1,000.00	$-	$8,000.00	$8,000.00	$-	$12,000.00
Total OPERATING EXPENSE	**$5,696.63**	**$6,762.97**	**$1,066.34**	**$63,352.93**	**$50,393.04**	**($12,959.89)**	**$79,600.00**
Net Income:	**($5,646.63)**	**($129.64)**	**($5,516.99)**	**$18,973.07**	**$2,673.60**	**$16,299.47**	**$0.00**

CINCSystems, Inc. Copyright 2026. All rights reserved.

Income Statement - Reserve

Melrose HOA

From 08/01/2026 to 08/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	$1,000.00	$1,000.00	$-	$8,000.00	$8,000.00	$-	$12,000.00
4910-00 Bank Interest Reserve	4.13	-	4.13	23.59	-	23.59	-
Total RESERVE INCOME	$1,004.13	$1,000.00	$4.13	$8,023.59	$8,000.00	$23.59	$12,000.00
Total RESERVE INCOME	**$1,004.13**	**$1,000.00**	**$4.13**	**$8,023.59**	**$8,000.00**	**$23.59**	**$12,000.00**
RESERVE EXPENSE							
RESERVE EXPENSES							
0000-00 Reserve Expenses	-	-	-	4,611.60	-	(4,611.60)	-
9000-00 Reserve - Miscellaneous	-	-	-	6,437.03	-	(6,437.03)	-
Total RESERVE EXPENSES	$-	$-	$-	$11,048.63	$-	($11,048.63)	$-
Total RESERVE EXPENSE	**$0.00**	**$-**	**$-**	**$11,048.63**	**$-**	**($11,048.63)**	**$-**
Net Reserve:	**$1,004.13**	**$1,000.00**	**$4.13**	**($3,025.04)**	**$8,000.00**	**($11,025.04)**	**$12,000.00**

CINCSystems, Inc. Copyright 2026. All rights reserved.

Description	Current	Over 30	Over 60	Over 90	Balance

Description	Total
AR Assessments	
Collections Filing Fee 2023	$90.00
Collections Filing Fee 2024	$100.00
Collections Filing Fee 2025	$610.00
Collections Filing Fee 2026	$300.00
Delinquency Handling Fee 2023	$60.00
Delinquency Handling Fee 2024	$70.00
Delinquency Handling Fee 2025	$130.00
Delinquency Handling Fee 2026	$100.00
Enforcement Assessment 2023	$50.00
Enforcement Assessment 2024	$1,780.00
Enforcement Assessment 2025	$2,180.00
Enforcement Assessment 2026	$2,200.00
Legal Fees 2025	$419.00
Legal Fees 2026	$3,195.00
Regular Assessment (Delinquent Fee) 2024	$100.00
Regular Assessment (Delinquent Fee) 2025	$350.00
Regular Assessment (Delinquent Fee) 2026	$600.00
Regular Assessment 2023	$675.00
Regular Assessment 2024	$550.00
Regular Assessment 2025	$1,765.00
Regular Assessment 2026	$2,338.00
Pre-Paid Assessments	
PrePaid	($1,691.71)
Total:	**$15,970.29**
AR Total (Exclude Prepaid Assessments):	**$17,662.00**

CINCSystems, Inc. Copyright 2026. All rights reserved.

Bank Account Reconciliation

Melrose HOA

SouthState Bank - Operating 2281 (End: 08/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/11/2026		Anthony Black		1058	($149.36)
08/26/2026		Williams & Strohm		1061	($880.00)
08/26/2026		Jarod Pickett		1060	($384.17)
			Total Uncleared		**($1,413.53)**
Cleared Items					
Credits					
08/04/2026	08/04/2026	Deposit from batch 23351	23351 - Auto Payment	1009	$2.89
08/11/2026	08/11/2026	Deposit from batch 23493	23493 - Payabli Credit Card	1010	$50.00
08/13/2026	08/25/2026	Deposit from batch 23500	23500 - Auto Payment	1011	$2.89
08/18/2026	08/18/2026	Deposit from batch 23574	23574 - Auto Payment	1012	$2.89
08/26/2026	08/12/2026	Deposit from batch 23674	23674 - Auto Payment	1013	$2.89
			Total Cleared Credits		**$61.56**
Debits					
07/31/2026	08/03/2026	Yardmaster of Columbus Inc		0	($2,813.52)
08/01/2026	08/04/2026	PMI Centerline		0	($1,266.90)
08/01/2026	08/04/2026	PMI Centerline		0	($273.95)
08/04/2026	08/05/2026	South Central Power Company		0	($293.00)
08/11/2026	08/19/2026	Jackson Brandel		1057	($715.00)
08/11/2026	08/28/2026	Williams & Strohm		1056	($414.00)
08/15/2026	08/18/2026	Transfer to SouthState Bank - Reserve 5800			($1,000.00)
08/20/2026	08/27/2026	Nicholas Adams		1059	($320.25)
			Total Cleared Debits		**($7,096.62)**

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	$	24,694.25
Uncleared Items:	($	1,413.53)
Adjusted Balance:	$	26,107.78
Bank Ending Balance:	$	26,107.78
Difference:	$	-

CINCSystems, Inc. Copyright 2026 . All rights reserved.

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
08/15/2026	08/18/2026	Transfer from SouthState Bank - Operating 22			$1,000.00
08/31/2026	08/31/2026	Interest			$4.13
			Total Cleared Credits		**$1,004.13**

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	$ 8,038.35
Uncleared Items:	$-
Adjusted Balance:	$ 8,038.35
Bank Ending Balance:	$ 8,038.35
Difference:	$-

CINCSystems, Inc. Copyright 2026 . All rights reserved.

SouthState
P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 08/31/2026

Account Number: XXXXXXXXXXXXX2281

Managing Your Accounts

Association Prime (877) 417-2265, option 2	
Email Address	APSupport@associationprime.com
Mailing Address	P.O Box 9602 Winter Haven, FL 33883

THE MELROSE HOMEOWNERS ASSOCIATION
OF PICKERINGTON INC
OPERATING
C/O PMI CENTERLINE
1355 KING AVE STE 200
COLUMBUS OH 43212-2270

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXX2281	$26,107.78

ASSOCIATION CHECKING - XXXXXXXXXXXXX2281

Account Summary

Date	Description	Amount
08/01/2026	**Beginning Balance**	**$33,142.84**
	5 Credit(s) This Period	$61.56
	8 Debit(s) This Period	$7,096.62
08/31/2026	**Ending Balance**	**$26,107.78**

Deposits

Date	Description	Amount
08/04/2026	CORP ICL/RDC DEPOSIT	$2.89
08/12/2026	CORP ICL/RDC DEPOSIT	$2.89
08/18/2026	CORP ICL/RDC DEPOSIT	$2.89
08/25/2026	CORP ICL/RDC DEPOSIT	$2.89
		4 item(s) totaling $11.56

Other Credits

Date	Description	Amount
08/11/2026	PAYABLI DEPOSIT TRANSFER 943359570	$50.00
		1 item(s) totaling $50.00

Electronic Debits

Date	Description	Amount
08/03/2026	Melrose HOA Vendor Pay 4216	$2,813.52
08/04/2026	Melrose HOA Vendor Pay 4271	$273.95
08/04/2026	Melrose HOA Vendor Pay 4224	$1,266.90
08/05/2026	SOUTH CENTRAL PO SCP WEBPAY 0000376530	$293.00
		4 item(s) totaling $4,647.37

Other Debits

Date	Description	Amount
08/18/2026	CincXfer to 5800	$1,000.00
		1 item(s) totaling $1,000.00

Member FDIC
NMLS# 403455
EQUAL HOUSING LENDER

ASSOCIATION CHECKING - XXXXXXXXXXXXX2281 (continued)

Checks Cleared

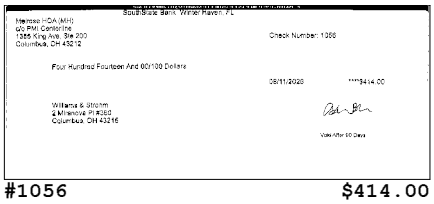
Check Nbr	Date	Amount	Check Nbr	Date	Amount
1056	08/28/2026	$414.00	1059*	08/27/2026	$320.25
1057	08/19/2026	$715.00			

* Indicates skipped check number

3 item(s) totaling $1,449.25

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/03/2026	$30,329.32	08/12/2026	$28,551.25	08/27/2026	$26,521.78
08/04/2026	$28,791.36	08/18/2026	$27,554.14	08/28/2026	$26,107.78
08/05/2026	$28,498.36	08/19/2026	$26,839.14		
08/11/2026	$28,548.36	08/25/2026	$26,842.03		


Melrose HOA (MH)
c/o PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212

Check Number: 1056

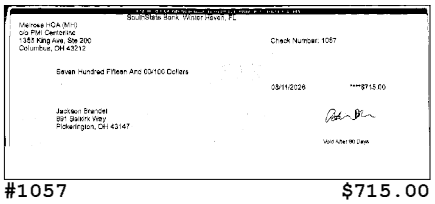
Four Hundred Fourteen And 00/100 Dollars

08/11/2026 ****$414.00

Williams & Strohm
2 Miranova Pl #350
Columbus, OH 43215

Void After 90 Days

#1056 $414.00


Melrose HOA (MH)
c/o PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212

Check Number: 1057

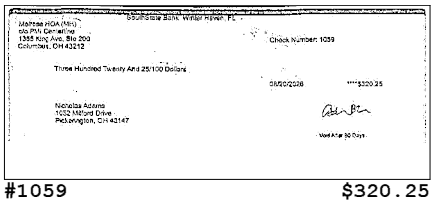
Seven Hundred Fifteen And 00/100 Dollars

08/11/2026 ****$715.00

Jackson Brandel
881 Stately Way
Pickerington, OH 43147

Void After 90 Days

#1057 $715.00


Melrose HOA (MH)
c/o PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212

Check Number: 1059

Three Hundred Twenty And 25/100 Dollars

08/20/2026 ****$320.25

Nicholas Adams
1032 Milford Drive
Pickerington, OH 43147

Void After 90 Days.

#1059 $320.25

This page left intentionally blank

IMPORTANT INFORMATION ABOUT YOUR ACCOUNT

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR ELECTRONIC TRANSACTIONS ON YOUR PERSONAL DEPOSIT ACCOUNT ONLY*

***Excludes Health Savings Accounts**

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at **1-800-277-2175** or write to us at: **SouthState Bank, N.A., eClaims Center, P.O. Box 118068, Charleston, SC 29423.**

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

DOCUMENTATION AND CONFIRMATION OF TRANSFERS

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

If you think there is an error on your statement, write to us at:
SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.

In your letter, give us the following information:

1. **Account information:** Your name and account number.
2. **Dollar amount:** The dollar amount of the suspected error.
3. **Description of problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

1. We cannot try to collect the amount in question or report you as delinquent on that amount.
2. The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
3. While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
4. We can apply any unpaid amount against your credit limit.

EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit, electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

ACCOUNT RECONCILIATION

Month _____ 20 _____

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Automatic payments, automatic transfers, interest.

CHECKS/WITHDRAWALS NOT DEDUCTED

Date		Amount
		$
	Total Checks/Withdrawals not deducted	$

DEPOSITS NOT CREDITED

Date		Amount
		$
	Total Deposits not credited	$

BALANCE COMPUTATION

Add the following items:	Amount
Checking balance shown on this statement	$
Savings balance shown on this statement	$
Total Deposits not credited	$
Subtotal	$
Subtract Total Checks/Withdrawals not deducted	$
Total	$

This balance should agree with your records.

This page left intentionally blank

SouthState
P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 08/31/2026

Account Number: XXXXXXXXXXXXX5800

Managing Your Accounts

Association Prime (877) 417-2265, option 2

Email Address APSupport@associationprime.com

Mailing Address P.O Box 9602
Winter Haven, FL 33883

THE MELROSE HOMEOWNERS ASSOCIATION
OF PICKERINGTON INC
RESERVE
C/O PMI CENTERLINE
1355 KING AVE STE 200
COLUMBUS OH 43212-2270

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXX5800	$8,038.35

ASSOCIATION MMA - XXXXXXXXXXXXX5800

Account Summary

Date	Description	Amount
08/01/2026	**Beginning Balance**	**$7,034.22**
	2 Credit(s) This Period	$1,004.13
	0 Debit(s) This Period	$0.00
08/31/2026	**Ending Balance**	**$8,038.35**

Interest Summary

Description	Amount
Interest Earned From 08/01/2026 Through 08/31/2026	
Annual Percentage Yield Earned	0.65%
Interest Days	31
Interest Earned	$4.13
Interest Paid This Period	$4.13
Interest Paid Year-to-Date	$23.59
Minimum Balance	$7,034.22
Average Available Balance	$7,485.83

Other Credits

Date	Description	Amount
08/18/2026	CincXfer from 2281	$1,000.00
08/31/2026	INTEREST	$4.13

2 item(s) totaling $1,004.13

Daily Balances

Date	Amount	Date	Amount
08/18/2026	$8,034.22	08/31/2026	$8,038.35

Member FDIC
NMLS# 403455
EQUAL HOUSING LENDER

This page left intentionally blank

IMPORTANT INFORMATION ABOUT YOUR ACCOUNT

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR ELECTRONIC TRANSACTIONS ON YOUR PERSONAL DEPOSIT ACCOUNT ONLY*

***Excludes Health Savings Accounts**

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at **1-800-277-2175** or write to us at: **SouthState Bank, N.A., eClaims Center, P.O. Box 118068, Charleston, SC 29423.**

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

DOCUMENTATION AND CONFIRMATION OF TRANSFERS

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

If you think there is an error on your statement, write to us at:
SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.

In your letter, give us the following information:

1. **Account information:** Your name and account number.
2. **Dollar amount:** The dollar amount of the suspected error.
3. **Description of problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

1. We cannot try to collect the amount in question or report you as delinquent on that amount.
2. The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
3. While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
4. We can apply any unpaid amount against your credit limit.

EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit, electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

ACCOUNT RECONCILIATION

Month _____ 20 _____

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Automatic payments, automatic transfers, interest.

CHECKS/WITHDRAWALS NOT DEDUCTED

Date		Amount
		$
	Total Checks/Withdrawals not deducted	$

DEPOSITS NOT CREDITED

Date		Amount
		$
	Total Deposits not credited	$

BALANCE COMPUTATION

Add the following items:	Amount
Checking balance shown on this statement	$
Savings balance shown on this statement	$
Total Deposits not credited	$
Subtotal	$
Subtract Total Checks/Withdrawals not deducted	$
Total	$

This balance should agree with your records.

This page left intentionally blank

General Ledger Trial Balance with Details

Melrose HOA

Accts: 50-5000-00 To: 90-9000-00 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5000-00	Mgmt Contract	$8,868.30	$1,266.90	$-	$10,135.20
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2026	251243	$ 1,266.90	$ -	Management Fee; PMI Centerline Chk # 0	
50-5010-00	Mailings	1,608.87	111.45	-	1,720.32
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2026	252306	$ 111.45	$ -	Reimburse - CINC Mailings - Standard Mailings; PMI Centerline Chk # 0	
50-5020-00	Printing	53.20	-	-	53.20
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
51-5050-00	Real Estate Taxes	11.18	-	-	11.18
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
51-5055-00	Document Storage	35.00	5.00	-	40.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2026	252306	$ 5.00	$ -	Mgmt - Document Storage - Document Storage; PMI Centerline Chk # 0	
51-5081-00	Meeting Expense	300.00	-	-	300.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
51-5085-00	Misc Admin Expense	2,877.50	157.50	-	3,035.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2026	252306	$ 100.00	$ -	Admin Fee - Collections Filing - Account - MH174; PMI Centerline Chk # 0	
08/01/2026	252306	30.00	-	Admin Fee - Delinquency Handling - Account - MH396; PMI Centerline Chk # 0	
08/01/2026	252306	20.00	-	Admin Fee - Delinquency Handling - Account - MH174; PMI Centerline Chk # 0	
08/01/2026	252306	7.50	-	Reimburse - Payments - Payment Processing; PMI Centerline Chk # 0	
51-5170-00	Website Expenses	-	384.17	-	384.17
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/26/2026	256006	$ 384.17	$ -	Website Expenses; Jarod Pickett Chk # 1060	
54-5110-00	Legal Collections	2,781.00	1,294.00	-	4,075.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/11/2026	254514	$ 414.00	$ -	Legal Collections; Williams & Strohm Chk # 1056	
08/26/2026	256012	880.00	-	Legal Collections; Williams & Strohm Chk # 1061	
54-5152-00	Audit/Tax Preparation	275.00	-	-	275.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
58-5500-00	Electricity	1,417.00	293.00	-	1,710.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/04/2026	254504	$ 293.00	$ -	Electricity; South Central Power Company Chk # 0	
58-5810-00	Wildlife / Pest Control	-	320.25	-	320.25
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/20/2026	255450	$ 320.25	$ -	Wildlife / Pest Control; Nicholas Adams Chk # 1059	
63-5400-00	Landscape/Grounds Contract	12,983.11	-	-	12,983.11
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
63-5420-00	Landscape Other	4,583.93	-	-	4,583.93
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
63-5421-00	Trees/Shrubs	3,709.57	-	-	3,709.57
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
63-5470-00	Snow / Ice Management	90.00	-	-	90.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
63-5471-00	Repairs / Upgrade	686.14	-	-	686.14
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
63-6000-00	Lake/Pond Maintenance	8,980.58	-	-	8,980.58
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
64-5422-00	Paint & Painting Supplies	97.03	149.36	-	246.39
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/11/2026	254518	$ 149.36	$ -	Paint & Painting Supplies; Anthony Black Chk # 1058	

CINCSystems, Inc. Copyright 2026. All rights reserved.

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
64-5455-00	Lighting Maintenance / Repair	$150.00	$-	$-	$150.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
64-5749-00	Signage Repairs/Maintenance	270.61	-	-	270.61
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
64-5750-00	Electric Maintenance / Repair	-	715.00	-	715.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/11/2026	254516	$ 715.00	$ -	Electric Maintenance / Repair; Jackson Brandel Chk # 1057	
64-5752-00	General Maintenance / Repair	350.00	-	-	350.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
64-6763-00	Fountain Maintenance / Repair	528.28	-	-	528.28
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
80-0000-00	Reserve Expenses	4,611.60	-	-	4,611.60
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
80-9000-00	Reserve - Miscellaneous	6,437.03	-	-	6,437.03
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
85-8500-00	Reserve Contribution Expense	7,000.00	1,000.00	-	8,000.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/15/2026	255017	$ 1,000.00	$ -	Reserve Contribution	
		Totals:	**$68,704.93**	**$5,696.63**	**$0.00**	**$74,401.56**

CINCSystems, Inc. Copyright 2026. All rights reserved.

Check Print Log

Melrose HOA

From 8/1/2026 To 8/31/2026

Date Printed / Printed By	Vendor Name / Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		**Current Balance:**	**$23,403.07**	
8/13/26 3:36 pm **Holly Birchler**	Williams & Strohm Invoice: 2231	2 Miranova Pl #380 Columbus, OH 43215	1056	$414.00
8/13/26 3:36 pm **Holly Birchler**	Jackson Brandel Invoice: 20260425	891 Selkirk Way Pickerington, OH 43147	1057	$715.00
8/13/26 3:36 pm **Holly Birchler**	Anthony Black Invoice: 20260424	742 McLeod Parc Pickerington, OH 43147	1058	$149.36
8/20/26 11:20 am **Holly Birchler**	Nicholas Adams Invoice: 20260729	1052 Milford Drive Pickerington, OH 43147	1059	$320.25
8/26/26 1:17 pm **Holly Birchler**	Jarod Pickett Invoice: 20260803	1057 Milford Drive Pickerington, OH 43147	1060	$384.17
8/26/26 1:17 pm **Holly Birchler**	Williams & Strohm Invoice: 2623	2 Miranova Pl #380 Columbus, OH 43215	1061	$880.00
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				**$2,862.78**
Melrose HOA Total Check(s) & Amount Printed			**6**	**$2,862.78**

CINCSystems, Inc. Copyright 2026 . All rights reserved.

Invoice List

Melrose HOA
Invoice Status - Paid
Paid Date: 8/1/2026 - 8/31/2026
Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
Anthony Black							
08/11/2026	20260424	04/24/2026	07/30/2026 Casey Farmer	Paid (check)		$149.36 **Payment Type:** Check	$ -
	64-5422-00 - Paint & Painting Supplies				$149.36		
				Anthony Black Total:		**$ 149.36**	**$ 0.00**
Jackson Brandel							
08/11/2026	20260425	04/25/2026	07/30/2026 Casey Farmer	Paid (check)		$715.00 **Payment Type:** Check	-
	64-5750-00 - Electric Maintenance / Repair				$715.00		
				Jackson Brandel Total:		**$ 715.00**	**$ 0.00**
Jarod Pickett							
08/26/2026	20260803	08/03/2026	08/24/2026 Casey Farmer	Paid (check)		$384.17 **Payment Type:** Check	-
	51-5170-00 - Website Expenses				$384.17		
				Jarod Pickett Total:		**$ 384.17**	**$ 0.00**
Nicholas Adams							
08/20/2026	20260729	07/29/2026	08/13/2026 Casey Farmer	Paid (check)		$320.25 **Payment Type:** Check	-
	58-5810-00 - Wildlife / Pest Control				$320.25		
				Nicholas Adams Total:		**$ 320.25**	**$ 0.00**
Scioto Metro LLC - Management Module Only							
08/01/2026	13275	08/01/2026	08/03/2026 Holly Birchler	Paid (ACH)		$1,266.90 **Payment Type:** ACH	-
	50-5000-00 - Management Fee				$1,266.90		
08/01/2026	13322	08/01/2026	08/03/2026 Holly Birchler	Paid (ACH)		$273.95 **Payment Type:** ACH	-
	51-5085-00 - Admin Fee - Collections Filing - Account - MH174				$100.00		
	51-5085-00 - Admin Fee - Delinquency Handling - Account - MH396				$30.00		
	51-5085-00 - Admin Fee - Delinquency Handling - Account - MH174				$20.00		
	51-5055-00 - Mgmt - Document Storage - Document Storage				$5.00		
	51-5085-00 - Reimburse - Payments - Payment Processing				$7.50		
	50-5010-00 - Reimburse - CINC Mailings - Standard Mailings				$111.45		
				Scioto Metro LLC - Management Module Only Total:		**$ 1,540.85**	**$ 0.00**
South Central Power Company							
08/04/2026	20260804-376530	07/20/2026	07/29/2026 Casey Farmer	Paid (EFT)		$293.00 **Payment Type:** EFT	-
	58-5500-00 - Electricity				$293.00		
				South Central Power Company Total:		**$ 293.00**	**$ 0.00**
Williams & Strohm							
08/11/2026	2231	07/01/2026	07/30/2026 Casey Farmer	Paid (check)		$414.00 **Payment Type:** Check	-
	54-5110-00 - Legal Collections				$414.00		

CINCSystems, Inc. Copyright 2026 . All rights reserved.

pmi Centerline

Invoice List

Melrose HOA
Invoice Status - Paid
Paid Date: 8/1/2026 - 8/31/2026
Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
08/26/2026	2623	08/01/2026	08/24/2026 Casey Farmer	Paid (check)		$880.00 **Payment Type:** Check	$ -
	54-5110-00 - Legal Collections				$880.00		
				Williams & Strohm Total:		**$ 1,294.00**	**$ 0.00**
				Melrose HOA 9 Invoice(s) Totaling:		**$ 4,696.63**	**$ 0.00**
				GRAND 9 Invoice(s) Totaling:		**$4,696.63**	**$ 0.00**

CINCSystems, Inc. Copyright 2026 . All rights reserved.

Member Name	Tony Black
Member Address	72 McLeod Parc
Member Email	Hydro A41 @ yahoo.com
Member Phone	614-402-3474

REIMBURSEMENT INFORMATION

#	Date	Paid To	Expense Description	Amount
1	4/24/26	Sherwin Williams	Mail box paint	14936
2				
3				
4				
5				
6				
7				
8				
9				
10				

TOTAL REIMBURSEMENT AMOUNT	14936

INSTRUCTIONS: Complete your information in the *Member Information* section. Complete the *Reimbursement Information* section by receipt # - date of purchase, paid to (vendor, store, etc.), description of the expense, and the amount. Return to invoices@pmicenterline.com with receipt copies.

TERMS: Requests are not considered complete without the completion of this form in entirety and applicable receipt copies provided. Reimbursements are subject to Board approval and will be issued via check to the *Member Address* provided. Normal request processing is up to 10 business days from the date of complete form submission.

THE SHERWIN-WILLIAMS CO.
1301 HILL RD N STE 200
PICKERINGTON OH 43147 8889

SHERWIN-WILLIAMS.

Visit www.sherwin-williams.com
Store 721052
(614) 856-9402
Fax: (614) 856-9411

JOB 1 TONY BLACK CONSTRUCTION

CHARGE INVOICE

No. 99368205250426

PAGE 1 OF 1
PO# MELROSE HOA
ORDER: OE0227775Q701379
DATE: 04/24/2026
TIME: 12:40 PM
2-R009
E22/20525

ACCOUNT: **2570-5467-6**

TONY BLACK CONSTRUCTION
742 MCLEOD PARC
PICKERINGTON OH 43147 8452

TERMS: NET PAYMENT DUE ON MAY 20th

Purchases are subject to Sherwin-Williams Terms and Conditions of Sale located at Sherwin-williams.com/terms-and-conditions

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6512-01477	5 GAL	K60W653	LATITUDE EXT FL DB	5	55.97	279.85
			Custom: MELROSE HOA MAILBOX			

CCE*Color Cast	OZ	32	64	128
W1 White	2	51	-	-
B1 Black	6	18	-	-
R2 Maroon	-	20	-	-
Y3 Deep Gold	6	48	-	-

Custom Manual Match

DISCOUNT (% 50.00)					-139.93
HOA MAILBOX					
50% OFF BEST PRICE-TEST DRV					

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX	**139.92**
6.750% SALES TAX:1-364314700	**9.44**
CHARGE	**$149.36**

MERCHANDISE RECEIVED IN GOOD ORDER BY:

TONY

STORE HOURS
SUNDAY: 10:00 AM - 4:00 PM
MONDAY - FRIDAY: 7:00 AM - 6:00 PM
SATURDAY: 8:00 AM - 5:00 PM

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	Melrose Homeowners Associationof Pickerington INC
Member Name	Jackson Brandel
Member Address	891 Selkirk Way, Pickerington Ohio 43147
Member Email	jacksondbrandel@gmail.com
Member Phone	614.581.7043

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	4.15.26	Griggs Electric	Remove junction boxes at both entryways	715
2				
3				
4				
5				
			TOTAL REIMBURSEMENT	715

INSTRUCTIONS

- Complete your information in the **Member Information** section.
- For the **Reimbursement Information** section, enter **one line per receipt provided**, including: Date of Purchase, Payee Name (i.e. Store), Description of Expense, & Amount.
- Email the completed form **with all receipt copies attached** to ap@pmisciotometro.com.

TERMS

- Requests not considered complete without this form completed in full and **all receipts attached.**
- Reimbursements are subject to **Board approval.**
- Normal processing time is **payment within 30 days** of submission.
- Payments will be issued via **check to the Member Address provided.**

GRIGGS ELECTRIC

INVOICE NO 1319

Billing Address:
Melrose HOA
891 Selkirk Way
Pickerington, OH 43147

Service Address:
GE26-0090
Melrose HOA
891 Selkirk Way
Pickerington, OH 43147

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
HOAMEL				COD	4/20/2026	1

Job Site: GE26-0090
Completed 4/15/26
Entrances
For labor to trouble shoot the entrance lights, and remove the boxes as per quote.

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
PPQ	1	Price Per Quote	715.00	715.00

TOTAL AMOUNT 715.00

Mailed payments should be sent to:
Griggs Electric
PO Box 91203
Columbus, Ohio 43209

Please call 614-837-1688 for any questions regarding this invoice.

Payment Receipt

Griggs Electric

1624 Clara Street
Columbus, OH 43211
614-863-6666
tbaldauf@ohheating.com

Date: 07/01/2026
Confirmation Code: 10663970-9890-305582370041468
Customer: Melrose HOA
Amount: $715.00
Name On Account: jackson brandel
Account: Visa *6624

Item	Date Created	Due Date	Amount Paid
Invoice 1319	04/20/2026	04/20/2026	$715.00

South Central Power Co.
A Touchstone Energy® Cooperative

720 Mill Park Drive
Lancaster OH 43130-7933
www.southcentralpower.com
To report outages or contact us at 1-800-282-5064

Download our app or follow us on social media:

AUTO-PAY - Payment will be made on your due date or your selected alternate payment date.

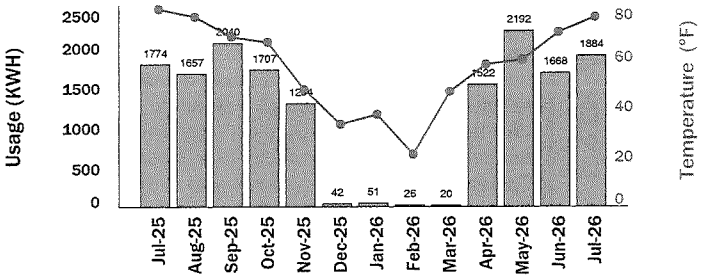
Total Due:
$293.00
Due Date:
08/04/2026
After Due Date Amount:
$293.00

Account Number: 376530	MELROSE HOMEOWNERS ASSOC INC 1355 KING AVE STE 200 COLUMBUS OH 43212
Service Address: MCLEOD PARC Melrose water pump to pond	
Service Period: 06/17/2026 - 07/16/2026	

SUMMARY Bill Date: 07/20/2026

Previous Balance	$257.00
Payments	-$257.00
Balance Forward	$0.00
Current Charges	$293.00
Total Due:	**$293.00**

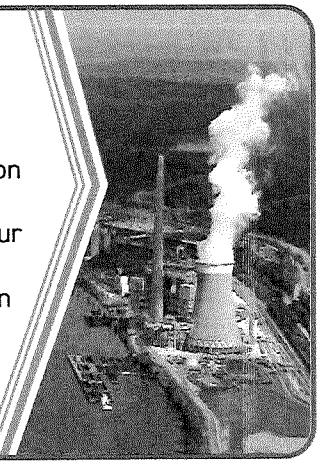
ELECTRICITY USAGE (kWh)



Average Monthly Temperature	Usage Compared to Prior Year	Usage Compared to Prior Month
Current Month 75°F	↑6.20%	↑12.95%
Year Ago 78°F	↑110 kWh	↑216 kWh

Generation savings

Due to lower generation costs and the benefit of selling excess power on the market, we are passing savings along to you! This will appear on your bill as a reduction in the generation line item. Your share of a $13 million refund will begin in June and July and continue at a smaller amount for several months.



WAYS TO PAY

By Phone
Pay your bill at anytime by calling 800-282-5064, press 1 for electric and then option 2.

Online
Register to pay online on the My Account section on our website.

By Mail
Send your check made payable to South Central Power.

Auto Pay
Payments are automatically taken from your bank account on the due date.

In Person
Pay in our office or at a payment agent (agent payments may take up to 10 days to apply to your account).

Smartphone
Download the South Central app from the Apple App Store for iPhones, or from Google Play for Android devices.

2

PLEASE RETURN THIS PORTION WITH PAYMENT

16857

South Central Power Co.
A Touchstone Energy® Cooperative

720 Mill Park Drive
Lancaster OH 43130-7933
ADDRESS SERVICE REQUESTED

AUTO-PAY - Payment will be made on your due date or your selected alternate payment date.

Amount Due: $293.00	Due Date: 08/04/2026
Amount After Due Date: $293.00	Account Number: 376530

☐ Make address change on reverse

Please remit to:

15456 1 AT 0.672
MELROSE HOMEOWNERS ASSOC INC
42 75
1355 KING AVE STE 200
COLUMBUS OH 43212-2270

NNNNNN

SOUTH CENTRAL POWER COMPANY
PO BOX 182058
COLUMBUS OH 43218-2058

00003765300000293000000293002

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	Melrose Homeowners Association of Pickerington, Inc
Member Name	Nick Adams
Member Address	1052 Milford Dr, Pickerington, OH 43147
Member Email	nicholasadams1983@gmail.com
Member Phone	740-973-5723

REIMBURSEMENT INFORMATION

#	Date	Paid To	Expense Description	Amount
1	7/29/26	Elite Pest and Termite Control, LLC	Removal of hornet's nest at HOA common area pond	$320.25
2				
3				
4				
5				
6				
7				
8				
9				
10				

TOTAL REIMBURSEMENT AMOUNT	$320.25

INSTRUCTIONS: Complete your information in the *Member Information* section. Complete the *Reimbursement Information* section by receipt # - date of purchase, paid to (vendor, store, etc.), description of the expense, and the amount. Return to invoices@pmicenterline.com with receipt copies.

TERMS: Requests are not considered complete without the completion of this form in entirety and applicable receipt copies provided. Reimbursements are subject to Board approval and will be issued via check to the *Member Address* provided. Normal request processing is up to 10 business days from the date of complete form submission.

Elite Pest and Termite Control, LLC
351 S Main St
Pataskala, OH 43062
(614) 980-4494

Invoice

1052 Milford Dr

INVOICE NO. **54728**

ACCOUNT NUMBER **13342**

INVOICE DATE **07/29/2026**

LICENSE **109468**

DUE DATE (NET 0 TERMS) **Upon Receipt**

AMOUNT DUE **$0.00**

Nick Adams
1052 Milford Dr
Pickerington, OH
43147

Nick Adams (Acct #: 13342)

ITEM	QUANTITY	PRICE	SUBTOTAL
Stinging Insect One Time Service	**1**	**$275.00**	**$275.00**
Obscure Location	1	$25.00	$25.00

Additional Notes

For Clients Enrolled in Monthly Billing: You, as the client, have the option to cancel this transaction without incurring additional fees, provided that the cancellation occurs at least three days before your upcoming billing date on the first of each month. Should the account be canceled prior to the next scheduled treatment, the warranty on services and this agreement will be nullified, and the treatment plan will be discontinued. After the completion of this agreement, treatments will persist at the same frequency unless canceled by the customer.
For Clients Enrolled in Quarterly Billing: Please be reminded that payment is required at the time of service. Any payment received after 30 days will lead to the potential cancellation of services and a voided warranty on future services.
Clients Enrolled in Annual Billing: Upon approaching your annual renewal, you will be given a 30-day notice along with a renewal invoice. Additionally, we will reach out with a phone call a week before your next appointment. In the event that the bill remains unpaid by your appointment date, payment will be due at the time of the services rendered.

National Emergency Poison Control: (800)222-1222

Texting Line: (614) 980-0810

Phone Line: (614) 980-4494

Subtotals	**$300.00**
Total Discounts	**$0.00**
Taxes	**$20.25**
Invoice Total	**$320.25**
Amount Paid	**$320.25**
Amount Due	**$0.00**

Service Notification
Elite Pest and Termite Control, LLC
351 S Main St
Pataskala, OH 43062
United States
109468

Customer Service
(614) 980-4494
https://www.elitepestandtermite.com
Office@elitepestandtermite.com

Customer Information

Customer	Nick Adams
CustomerID	13342
Account #	13342
Invoice #	54728
Address	1052 Milford Dr Pickerington, OH 43147 United States
County	Fairfield
Phone:	(740) 973-5723



Service Information

Tech	Marty Masters
License(s) #	172273 (OH)
Supervisor	Brad Sparks
License(s) #	128938
Date	07/29/2026
Service Description(s)	Stinging Insect One Time Service
Service Time	1:30 pm - 4:30 pm
Time In	1:55 pm
Time Out	2:58 pm
Serviced Interior	No

Location Instructions

Products Used

TERMIDOR SC - BASF
[Fipronil 9.1%]
EPA REG. # 7969-210
EPA Lot #

Diluted Amount: 1.000 gals
Concentrated Amount: 0.8 flozs
Dilution Rate: 0.0600000%
Mix Ratio: 0.8 flozs / 1 gals
Active Ingredient: 9.1%

Application Method: BackPack Sprayer
Application Rate: NULL

Label Link: http://www.generalpest-ohio.com/wp-content/uploads/2015/07/Termidor-SC-Label.pdf
Target Issues: Wasp Nests
Target Areas: Exterior

Equipment Summary

Technician Comments:

I spoke with the client at the time of the service and was directed to the area of activity.

I reported the details to the office and another tech arrived to assist in the removal of the hive.

Thanks for choosing Elite Pest and Termite Control for your needs.
If you would, please consider leaving us a google review as it helps our small local business grow.

Thanks again! - Marty

Appointment Notes

Invoice Items

Stinging Insect One Time Service	$275.00
Obscure Location	$25.00
Subtotal	$300.00
Tax 6.750 %	$20.25
Service Total:	**$320.25**

Elite Pest and Termite Control, LLC is committed to the safety of our customers and our environment. All materials used by Elite Pest and Termite Control, LLC have been registered by the Environmental Protection Agency. Please avoid unnecessary contact with materials and comply with all instructions and recommendations from our technicians. Thanks for your patronage! National Emergency Poison Control: (800)222-1222

Tech Signature:



BILLING INFORMATION

Customer	Nick Adams
CustomerID	13342
Account #	13342
Invoice #	54728
Address	1052 Milford Dr Pickerington, OH 43147 US
Phone:	(740) 973-5723
Service Date	07/29/2026
Service Description	Stinging Insect One Time Service
Service Time	1:30 pm - 4:30 pm

Please pay from this invoice

Please pay online or remit payment to:

351 S Main St
Pataskala, OH 43062

(614) 980-4494
https://www.elitepestandtermite.com
Office@elitepestandtermite.com
109468

ACCOUNT STATEMENT:

Service Total	**$320.25**
Amount paid	$(320.25)
Service Amount Due	**$0.00**
Current Account Balance	$0.00
Amount Included	_____

Invoice Number	13275
Invoice Date	08/01/2026

PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
08/01/2026	Monthly Fee	1.00	$1,266.90	$1,266.90	$0.00	$1,266.90
			Management Fee (Monthly Fee) Total	**$1,266.90**	**$0.00**	**$1,266.90**
			MH - Melrose HOA Total	**$1,266.90**	**$0.00**	**$1,266.90**

Invoice Number	13322
Invoice Date	08/01/2026

PMI Centerline
1355 King Ave, Ste 200
Columbus, OH 43212

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Administrative						
07/17/2026	Admin Fee - Collections Filing - Account - MH174	1.00	$100.00	$100.00	$0.00	$100.00
07/11/2026	Admin Fee - Delinquency Handling - Account - MH396	1.00	$10.00	$30.00	$0.00	$30.00
07/17/2026	Admin Fee - Delinquency Handling - Account - MH174	1.00	$10.00	$20.00	$0.00	$20.00
			Administrative Total	**$150.00**	**$0.00**	**$150.00**
Management						
08/01/2026	Mgmt - Document Storage - Document Storage	1.00	$5.00	$5.00	$0.00	$5.00
			Management Total	**$5.00**	**$0.00**	**$5.00**
Reimbursement						
08/01/2026	Reimburse - LetterStream Mailings - Other Mailings	1.00	$0.00	$0.00	$0.00	$0.00
08/01/2026	Reimburse - Payments - Payment Processing	5.00	$1.50	$7.50	$0.00	$7.50
08/01/2026	Reimburse - CINC Mailings - Standard Mailings	83.00	$0.00	$111.45	$0.00	$111.45
			Reimbursement Total	**$118.95**	**$0.00**	**$118.95**
			MH - Melrose HOA Total	**$273.95**	**$0.00**	**$273.95**

MEMBER REIMBURSEMENT REQUEST

Complete this form to request a reimbursement for Association expenses paid by a member

MEMBER INFORMATION

Association Name	Melrose HOA
Member Name	Jarod Pickett
Member Address	1057 Milford Dr. Pickerington, OH 43147
Member Email	pickettjar@hotmail.com
Member Phone	740-215-7437

REIMBURSEMENT INFORMATION

#	Date	Paid To	Expense Description	Amount
1	08/03/2026	GoDaddy.com	1yr Websites + Marketing Renewal	384.17
2				
3				
4				
5				
6				
7				
8				
9				
10				

TOTAL REIMBURSEMENT AMOUNT	384.17

INSTRUCTIONS: Complete your information in the *Member Information* section. Complete the *Reimbursement Information* section by receipt # - date of purchase, paid to (vendor, store, etc.), description of the expense, and the amount. Return to invoices@pmicenterline.com with receipt copies.

TERMS: Requests are not considered complete without the completion of this form in entirety and applicable receipt copies provided. Reimbursements are subject to Board approval and will be issued via check to the *Member Address* provided. Normal request processing is up to 10 business days from the date of complete form submission.

CONTACT US 24/7 1-480-505-8877

Receipt

№ 4154144799

DATE:

8/3/2026

CUSTOMER #:

93279002

BILL TO:

jarod pickett
1057 Milford Dr,
Pickerington, Ohio 43147-9095,
United States
MelroseHOA
7402157437

PAYMENT:

Visa •••• 2124 $384.17

Previous Balance $384.17

Received Payment ($384.17)

Balance Due (USD) **$0.00**

Term	Product	Amount
1 yr	Websites + Marketing Premium Renewal melrosehoa.com	$359.88
	Subtotal	**$359.88**

Taxes	$24.29
Fees	$0.00

Total (USD) **$384.17**

REFERENCE

Taxes $24.29

GoDaddy.com, LLC $24.29
100 S Mill Ave, Suite 1600,
Tempe, Arizona 85281,
United States

A1	Net	$359.88	General Sales and Use Tax (5.75%)	$20.69	
			General Sales and Use Tax (1.00%)	$3.60	

Fees $0.00

Universal Terms of Service