

Balance Sheet Report

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

As of: 01/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	42,099.11
Total Operating/Reserve	42,099.11
Total Cash	42,099.11
TOTAL ASSETS	42,099.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	1,937.50
Total Liabilities	1,937.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	-1,422.00
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	40,161.61
TOTAL LIABILITIES & CAPITAL	42,099.11

Profit & Loss

Onyx Realty

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

As of: Jan 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	150.00
Violation Fines	0.00
Late Fees	0.00
Total Income	150.00
Total Operating Income	150.00
Expense	
Administration	
Community Meeting / Events	400.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Total Administration	1,474.00
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Utilities	
Electric	98.00
Total Utilities	98.00
Total Operating Expense	1,572.00
NOI - Net Operating Income	-1,422.00
Total Income	150.00
Total Expense	1,572.00
Net Income	-1,422.00

Profit & Loss vs Budget

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

As of: Jan 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
Income									
Income									
Association Dues	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Total Income	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Total Operating Income	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Expense									
Administration									
Community Meeting / Events	400.00	400.00	0.00	0.00%	400.00	400.00	0.00	0.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	207.00	41.67	-165.33	-396.76%	500.00
Printing, Postage and Delivery	0.00	1,400.00	1,400.00	100.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Property Management Fees	867.00	867.00	0.00	0.00%	867.00	867.00	0.00	0.00%	10,404.00
Real Estate Taxes	0.00	90.00	90.00	100.00%	0.00	90.00	90.00	100.00%	90.00
Total Administration	1,474.00	2,798.67	1,324.67	47.33%	1,474.00	2,798.67	1,324.67	47.33%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,666.67	1,666.67	100.00%	0.00	1,666.67	1,666.67	100.00%	20,000.00
Miscellaneous Landscape	0.00	10,500.00	10,500.00	100.00%	0.00	10,500.00	10,500.00	100.00%	10,500.00
Pond & Fountain Maintenance	0.00	3,600.00	3,600.00	100.00%	0.00	3,600.00	3,600.00	100.00%	3,600.00
Total Landscaping and Groundskeeping	0.00	15,766.67	15,766.67	100.00%	0.00	15,766.67	15,766.67	100.00%	34,100.00
Professional Fees									
Legal	0.00	5,000.00	5,000.00	100.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
Total Professional Fees	0.00	5,000.00	5,000.00	100.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
Repairs and Maintenance									
Gate / Fence Repair &	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Maintenance									
Total Repairs and Maintenance	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	98.00	102.50	4.50	4.39%	98.00	102.50	4.50	4.39%	1,230.00
Total Utilities	98.00	102.50	4.50	4.39%	98.00	102.50	4.50	4.39%	1,230.00
Total Operating Expense	1,572.00	26,167.84	24,595.84	93.99%	1,572.00	26,167.84	24,595.84	93.99%	55,624.00
Total Operating Income	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Total Operating Expense	1,572.00	26,167.84	24,595.84	93.99%	1,572.00	26,167.84	24,595.84	93.99%	55,624.00
NOI - Net Operating Income	-1,422.00	32,932.16	-34,354.16	-104.32%	-1,422.00	32,932.16	-34,354.16	-104.32%	3,476.00
Total Income	150.00	59,100.00	-58,950.00	-99.75%	150.00	59,100.00	-58,950.00	-99.75%	59,100.00
Total Expense	1,572.00	26,167.84	24,595.84	93.99%	1,572.00	26,167.84	24,595.84	93.99%	55,624.00
Net Income	-1,422.00	32,932.16	-34,354.16	-104.32%	-1,422.00	32,932.16	-34,354.16	-104.32%	3,476.00

Balance Sheet Report

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

As of: 02/28/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	56,512.03
Total Operating/Reserve	56,512.03
Total Cash	56,512.03
TOTAL ASSETS	56,512.03
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	125.00
Total Liabilities	125.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	14,803.42
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	56,387.03
TOTAL LIABILITIES & CAPITAL	56,512.03

Profit & Loss

Onyx Realty

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

As of: Feb 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	17,100.00
Violation Fines	0.00
Late Fees	650.00
Total Income	17,750.00
Total Operating Income	17,750.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	398.58
Total Administration	1,472.58
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Utilities	
Electric	77.00
Trash	-25.00
Total Utilities	52.00
Total Operating Expense	1,524.58
NOI - Net Operating Income	16,225.42
Total Income	17,750.00
Total Expense	1,524.58
Net Income	16,225.42

Profit & Loss vs Budget

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

As of: Feb 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
Income									
Income									
Association Dues	17,100.00	0.00	17,100.00	0.00%	17,250.00	59,100.00	-41,850.00	-70.81%	59,100.00
Late Fees	650.00	0.00	650.00	0.00%	650.00	0.00	650.00	0.00%	0.00
Total Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Total Operating Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	400.00	400.00	0.00	0.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	414.00	83.34	-330.66	-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%	1,734.00	1,734.00	0.00	0.00%	10,404.00
Real Estate Taxes	398.58	0.00	-398.58	0.00%	398.58	90.00	-308.58	-342.87%	90.00
Total Administration	1,472.58	908.67	-563.91	-62.06%	2,946.58	3,707.34	760.76	20.52%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,666.67	1,666.67	100.00%	0.00	3,333.34	3,333.34	100.00%	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%	0.00	3,600.00	3,600.00	100.00%	3,600.00
Total Landscaping and Groundskeeping	0.00	1,666.67	1,666.67	100.00%	0.00	17,433.34	17,433.34	100.00%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
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
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Utilities									
Electric	77.00	102.50	25.50	24.88%	175.00	205.00	30.00	14.63%	1,230.00
Trash	-25.00	0.00	25.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	52.00	102.50	50.50	49.27%	150.00	205.00	55.00	26.83%	1,230.00
Total Operating Expense	1,524.58	2,677.84	1,153.26	43.07%	3,096.58	28,845.68	25,749.10	89.27%	55,624.00
Total Operating Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Total Operating Expense	1,524.58	2,677.84	1,153.26	43.07%	3,096.58	28,845.68	25,749.10	89.27%	55,624.00
NOI - Net Operating Income	16,225.42	-2,677.84	18,903.26	705.91%	14,803.42	30,254.32	-15,450.90	-51.07%	3,476.00
Total Income	17,750.00	0.00	17,750.00	0.00%	17,900.00	59,100.00	-41,200.00	-69.71%	59,100.00
Total Expense	1,524.58	2,677.84	1,153.26	43.07%	3,096.58	28,845.68	25,749.10	89.27%	55,624.00
Net Income	16,225.42	-2,677.84	18,903.26	705.91%	14,803.42	30,254.32	-15,450.90	-51.07%	3,476.00

	Operating	Total
Assets		
CASH - OPERATING		
SouthState Bank - Operating Acct	\$83,725.18	\$83,725.18
Total: CASH - OPERATING	\$83,725.18	\$83,725.18
Total: Assets	\$83,725.18	\$83,725.18
Liabilities & Equity		
CURRENT LIABILITIES - OPERATING		
Prepaid Assessment	\$462.50	\$462.50
Total: CURRENT LIABILITIES - OPERATING	\$462.50	\$462.50
EQUITY		
Unappropriated Mbrs' Equity	\$57,123.50	\$57,123.50
Total: EQUITY	\$57,123.50	\$57,123.50
Net Income Gain/Loss	\$26,139.18	\$26,139.18
Total: Liabilities & Equity	\$83,725.18	\$83,725.18

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$47,200.00	\$47,760.00	(\$560.00)	\$50,125.00	\$47,760.00	\$2,365.00	\$59,700.00
Total ASSESSMENT INCOME	\$47,200.00	\$47,760.00	(\$560.00)	\$50,125.00	\$47,760.00	\$2,365.00	\$59,700.00
OTHER INCOME							
4580-00 Insurance Claim Proceeds	-	-	-	750.00	-	750.00	-
4600-00 Delinquent Fee Income	600.00	-	600.00	600.00	-	600.00	-
Total OTHER INCOME	\$600.00	\$-	\$600.00	\$1,350.00	\$-	\$1,350.00	\$-
Total OPERATING INCOME	\$47,800.00	\$47,760.00	\$40.00	\$51,475.00	\$47,760.00	\$3,715.00	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,195.00	1,195.00	-	3,585.00	3,585.00	-	14,340.00
5001-00 Mgmt Misc	-	-	-	1,035.00	995.00	(40.00)	995.00
5005-00 Office Supplies/Expense	-	-	-	461.11	-	(461.11)	-
5006-00 Mgmt Admin Fees	(10.00)	-	10.00	(10.00)	-	10.00	-
5010-00 Postage - Mailings	29.01	97.08	68.07	808.48	291.28	(517.20)	1,165.00
Total ADMINISTRATIVE EXPENSES	\$1,214.01	\$1,292.08	\$78.07	\$5,879.59	\$4,871.28	(\$1,008.31)	\$16,500.00
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	406.96	100.00	(306.96)	100.00
5081-00 Meeting Expense	-	166.67	166.67	-	499.97	499.97	2,000.00
5087-00 Social/Activities Expense	-	-	-	100.00	-	(100.00)	-
5170-00 Website Expenses	-	29.17	29.17	-	87.47	87.47	350.00
Total OTHER ADMINISTRATIVE	\$-	\$195.84	\$195.84	\$506.96	\$687.44	\$180.48	\$2,450.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	75.00	75.00	-	225.00	225.00	900.00
Total INSURANCE EXPENSES	\$-	\$75.00	\$75.00	\$-	\$225.00	\$225.00	\$900.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	333.33	333.33	-	1,000.03	1,000.03	4,000.00
5152-00 Audit/Tax Preparation	225.00	-	(225.00)	225.00	250.00	25.00	250.00
Total PROFESSIONAL EXPENSES	\$225.00	\$333.33	\$108.33	\$225.00	\$1,250.03	\$1,025.03	\$4,250.00
UTILITIES							
5500-00 Electricity	72.00	100.00	28.00	367.00	300.00	(67.00)	1,200.00
Total UTILITIES	\$72.00	\$100.00	\$28.00	\$367.00	\$300.00	(\$67.00)	\$1,200.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	-	1,666.67	1,666.67	718.64	4,999.97	4,281.33	20,000.00
5420-00 Landscape Other	457.88	666.67	208.79	13,882.88	1,999.97	(11,882.91)	8,000.00
5425-00 Landscape Replace / Improvement	2,419.49	-	(2,419.49)	2,419.49	-	(2,419.49)	-
6000-00 Lake/Pond Maintenance	1,200.00	333.33	(866.67)	1,200.00	1,000.03	(199.97)	4,000.00
Total LANDSCAPE EXPENSES	\$4,077.37	\$2,666.67	(\$1,410.70)	\$18,221.01	\$7,999.97	(\$10,221.04)	\$32,000.00
BUILDING MAINTENANCE/REPAIR							
5752-00 General Maintenance / Repair	136.26	166.67	30.41	136.26	499.97	363.71	2,000.00
Total BUILDING MAINTENANCE/REPAIR	\$136.26	\$166.67	\$30.41	\$136.26	\$499.97	\$363.71	\$2,000.00
Total OPERATING EXPENSE	\$5,724.64	\$4,829.59	(\$895.05)	\$25,335.82	\$15,833.69	(\$9,502.13)	\$59,300.00
Net Income:	\$42,075.36	\$42,930.41	(\$855.05)	\$26,139.18	\$31,926.31	(\$5,787.13)	\$400.00

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank- Operating 2281: ***2281		Current Balance:	\$84,830.81	
3/10/23 8:37 am Adrian Birchler	Mason Romine Return Overpayment	1014 Aberdeen Court Pickerington, OH 43147	1004	\$150.00
3/10/23 8:37 am Adrian Birchler	Jackson Brandel Multiple Invoices	891 Selkirk Way Pickerington, OH 43147	1005	\$594.14
3/31/23 12:19 pm Adrian Birchler	AQUA DOC Lake & Pond Management Invoice: 939420	255 Enterprise Pkwy Lewis Center, OH 43035	1006	\$1,200.00
SouthState Bank- Operating 2281: ***2281 Total Check Amount Printed				\$1,944.14
Melrose HOA Total Check(s) & Amount Printed			3	\$1,944.14

Balance Sheet Report

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

As of: 04/30/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	88,089.58
Total Operating/Reserve	88,089.58
Total Cash	88,089.58
TOTAL ASSETS	88,089.58
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	187.50
Total Liabilities	187.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	46,318.47
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	87,902.08
TOTAL LIABILITIES & CAPITAL	88,089.58

Profit & Loss

Onyx Realty

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

As of: Apr 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	10,850.00
Violation Fines	0.00
Late Fees	825.00
Legal fee Income	0.00
Total Income	11,675.00
Total Operating Income	11,675.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	207.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Total Administration	1,074.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,513.95
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Total Landscaping and Groundskeeping	2,513.95
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	74.00
Trash	0.00
Total Utilities	74.00
Total Operating Expense	3,661.95
NOI - Net Operating Income	8,013.05
Total Income	11,675.00
Total Expense	3,661.95
Net Income	8,013.05

Profit & Loss vs Budget

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

As of: Apr 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
Income									
Income									
Association Dues	10,850.00	0.00	10,850.00	0.00%	55,625.00	59,100.00	-3,475.00	-5.88%	59,100.00
Late Fees	825.00	0.00	825.00	0.00%	2,025.00	0.00	2,025.00	0.00%	0.00
Total Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Total Operating Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	400.00	400.00	0.00	0.00%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	828.00	166.68	-661.32	-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%	3,468.00	3,468.00	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
Total Administration	1,074.00	908.67	-165.33	-18.19%	5,094.58	5,524.68	430.10	7.79%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,513.95	1,666.67	-847.28	-50.84%	2,513.95	6,666.68	4,152.73	62.29%	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%	1,125.00	3,600.00	2,475.00	68.75%	3,600.00
Total Landscaping and Groundskeeping	2,513.95	1,666.67	-847.28	-50.84%	3,638.95	20,766.68	17,127.73	82.48%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
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
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,315.00	2,500.00	185.00	7.40%	2,500.00
Utilities									
Electric	74.00	102.50	28.50	27.80%	308.00	410.00	102.00	24.88%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	74.00	102.50	28.50	27.80%	283.00	410.00	127.00	30.98%	1,230.00
Total Operating Expense	3,661.95	2,677.84	-984.11	-36.75%	11,331.53	34,201.36	22,869.83	66.87%	55,624.00
Total Operating Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Total Operating Expense	3,661.95	2,677.84	-984.11	-36.75%	11,331.53	34,201.36	22,869.83	66.87%	55,624.00
NOI - Net Operating Income	8,013.05	-2,677.84	10,690.89	399.24%	46,318.47	24,898.64	21,419.83	86.03%	3,476.00
Total Income	11,675.00	0.00	11,675.00	0.00%	57,650.00	59,100.00	-1,450.00	-2.45%	59,100.00
Total Expense	3,661.95	2,677.84	-984.11	-36.75%	11,331.53	34,201.36	22,869.83	66.87%	55,624.00
Net Income	8,013.05	-2,677.84	10,690.89	399.24%	46,318.47	24,898.64	21,419.83	86.03%	3,476.00

Balance Sheet Report

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

As of: 05/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	86,830.89
Total Operating/Reserve	86,830.89
Total Cash	86,830.89
TOTAL ASSETS	86,830.89
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	187.50
Total Liabilities	187.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	45,059.78
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	86,643.39
TOTAL LIABILITIES & CAPITAL	86,830.89

Profit & Loss

Onyx Realty

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

As of: May 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	1,800.00
Violation Fines	0.00
Late Fees	350.00
Legal fee Income	0.00
Total Income	2,150.00
Total Operating Income	2,150.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,501.69
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Total Landscaping and Groundskeeping	2,501.69
Professional Fees	
Legal	-97.00
Total Professional Fees	-97.00
Repairs and Maintenance	
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	137.00
Trash	0.00
Total Utilities	137.00
Total Operating Expense	3,408.69
NOI - Net Operating Income	-1,258.69
Total Income	2,150.00
Total Expense	3,408.69
Net Income	-1,258.69

Profit & Loss vs Budget

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

As of: May 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
Income									
Income									
Association Dues	1,800.00	0.00	1,800.00	0.00%	57,425.00	59,100.00	-1,675.00	-2.83%	59,100.00
Late Fees	350.00	0.00	350.00	0.00%	2,375.00	0.00	2,375.00	0.00%	0.00
Total Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Total Operating Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	400.00	400.00	0.00	0.00%	400.00
Insurance Expense	0.00	41.67	41.67	100.00%	828.00	208.35	-619.65	-297.41%	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%	4,335.00	4,335.00	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
Total Administration	867.00	908.67	41.67	4.59%	5,961.58	6,433.35	471.77	7.33%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,501.69	1,666.67	-835.02	-50.10%	5,015.64	8,333.35	3,317.71	39.81%	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%	1,125.00	3,600.00	2,475.00	68.75%	3,600.00
Total Landscaping and Groundskeeping	2,501.69	1,666.67	-835.02	-50.10%	6,140.64	22,433.35	16,292.71	72.63%	34,100.00
Professional Fees									
Legal	-97.00	0.00	97.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	-97.00	0.00	97.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
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
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,315.00	2,500.00	185.00	7.40%	2,500.00
Utilities									
Electric	137.00	102.50	-34.50	-33.66%	445.00	512.50	67.50	13.17%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	137.00	102.50	-34.50	-33.66%	420.00	512.50	92.50	18.05%	1,230.00
Total Operating Expense	3,408.69	2,677.84	-730.85	-27.29%	14,740.22	36,879.20	22,138.98	60.03%	55,624.00
Total Operating Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Total Operating Expense	3,408.69	2,677.84	-730.85	-27.29%	14,740.22	36,879.20	22,138.98	60.03%	55,624.00
NOI - Net Operating Income	-1,258.69	-2,677.84	1,419.15	53.00%	45,059.78	22,220.80	22,838.98	102.78%	3,476.00
Total Income	2,150.00	0.00	2,150.00	0.00%	59,800.00	59,100.00	700.00	1.18%	59,100.00
Total Expense	3,408.69	2,677.84	-730.85	-27.29%	14,740.22	36,879.20	22,138.98	60.03%	55,624.00
Net Income	-1,258.69	-2,677.84	1,419.15	53.00%	45,059.78	22,220.80	22,838.98	102.78%	3,476.00

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

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
Operating Income & Expense	
Income	
Income	
Association Dues	1,500.00
Violation Fines	0.00
Late Fees	325.00
Legal fee Income	0.00
Total Income	1,825.00
Total Operating Income	1,825.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	414.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Total Administration	1,281.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,526.22
Pond & Fountain Maintenance	1,125.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	3,651.22
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	128.00
Trash	0.00
Total Utilities	128.00
Total Operating Expense	5,060.22
NOI - Net Operating Income	-3,235.22
Total Income	1,825.00
Total Expense	5,060.22
Net Income	-3,235.22

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
Income									
Income									
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
Total Income	1,825.00	0.00	1,825.00	0.00%	61,625.00	59,100.00	2,525.00	4.27%	59,100.00
Total Operating Income	1,825.00	0.00	1,825.00	0.00%	61,625.00	59,100.00	2,525.00	4.27%	59,100.00
Expense									
Administration									
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
Total Administration	1,281.00	908.67	-372.33	-40.98%	7,242.58	7,342.02	99.44	1.35%	12,794.00
Landscaping and Groundskeeping									
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
Total Landscaping and Groundskeeping	3,651.22	1,666.67	-1,984.55	-119.07%	9,791.86	24,100.02	14,308.16	59.37%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
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
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,315.00	2,500.00	185.00	7.40%	2,500.00
Utilities									
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
Total Utilities	128.00	102.50	-25.50	-24.88%	548.00	615.00	67.00	10.89%	1,230.00
Total Operating Expense	5,060.22	2,677.84	-2,382.38	-88.97%	19,800.44	39,557.04	19,756.60	49.94%	55,624.00
Total Operating Income	1,825.00	0.00	1,825.00	0.00%	61,625.00	59,100.00	2,525.00	4.27%	59,100.00
Total Operating Expense	5,060.22	2,677.84	-2,382.38	-88.97%	19,800.44	39,557.04	19,756.60	49.94%	55,624.00
NOI - Net Operating Income	-3,235.22	-2,677.84	-557.38	-20.81%	41,824.56	19,542.96	22,281.60	114.01%	3,476.00
Total Income	1,825.00	0.00	1,825.00	0.00%	61,625.00	59,100.00	2,525.00	4.27%	59,100.00
Total Expense	5,060.22	2,677.84	-2,382.38	-88.97%	19,800.44	39,557.04	19,756.60	49.94%	55,624.00
Net Income	-3,235.22	-2,677.84	-557.38	-20.81%	41,824.56	19,542.96	22,281.60	114.01%	3,476.00

Balance Sheet Report

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

As of: 07/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	78,760.83
Total Operating/Reserve	78,760.83
Total Cash	78,760.83
TOTAL ASSETS	78,760.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	212.50
Total Liabilities	212.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	36,964.72
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	78,548.33
TOTAL LIABILITIES & CAPITAL	78,760.83

Balance Sheet Report

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

As of: 07/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	78,760.83
Total Operating/Reserve	78,760.83
Total Cash	78,760.83
TOTAL ASSETS	78,760.83
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	212.50
Total Liabilities	212.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	36,964.72
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	78,548.33
TOTAL LIABILITIES & CAPITAL	78,760.83

Profit & Loss

Onyx Realty

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

As of: Jul 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	450.00
Violation Fines	25.00
Late Fees	100.00
Legal fee Income	0.00
Total Income	575.00
Total Operating Income	575.00
Expense	
Administration	
Community Meeting / Events	472.20
Insurance Expense	232.00
Printing, Postage and Delivery	821.04
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	297.21
Total Administration	2,689.45
Landscaping and Groundskeeping	
General Landscaping Contract	2,587.53
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	2,587.53
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	60.86
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	60.86
Utilities	
Electric	97.00
Trash	0.00
Total Utilities	97.00
Total Operating Expense	5,434.84
NOI - Net Operating Income	-4,859.84
Total Income	575.00

Profit & Loss

Account Name	Selected Month
Total Expense	5,434.84
Net Income	<u>-4,859.84</u>

Profit & Loss vs Budget

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

As of: Jul 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
Income									
Income									
Association Dues	450.00	0.00	450.00	0.00%	59,375.00	59,100.00	275.00	0.47%	59,100.00
Violation Fines	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	100.00	0.00	100.00	0.00%	2,800.00	0.00	2,800.00	0.00%	0.00
Total Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Total Operating Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Expense									
Administration									
Community Meeting / Events	472.20	0.00	-472.20	0.00%	872.20	400.00	-472.20	-118.05%	400.00
Insurance Expense	232.00	41.67	-190.33	-456.76%	1,474.00	291.69	-1,182.31	-405.33%	500.00
Printing, Postage and Delivery	821.04	0.00	-821.04	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%	6,069.00	6,069.00	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	297.21	0.00	-297.21	0.00%	297.21	0.00	-297.21	0.00%	0.00
Total Administration	2,689.45	908.67	-1,780.78	-195.98%	9,932.03	8,250.69	-1,681.34	-20.38%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,587.53	1,666.67	-920.86	-55.25%	10,129.39	11,666.69	1,537.30	13.18%	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
Total Landscaping and Groundskeeping	2,587.53	1,666.67	-920.86	-55.25%	12,379.39	25,766.69	13,387.30	51.96%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Building Repair	60.86	0.00	-60.86	0.00%	60.86	0.00	-60.86	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
Total Repairs and Maintenance	60.86	0.00	-60.86	0.00%	2,375.86	2,500.00	124.14	4.97%	2,500.00
Utilities									
Electric	97.00	102.50	5.50	5.37%	670.00	717.50	47.50	6.62%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	97.00	102.50	5.50	5.37%	645.00	717.50	72.50	10.10%	1,230.00
Total Operating Expense	5,434.84	2,677.84	-2,757.00	-102.96%	25,235.28	42,234.88	16,999.60	40.25%	55,624.00
Total Operating Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Total Operating Expense	5,434.84	2,677.84	-2,757.00	-102.96%	25,235.28	42,234.88	16,999.60	40.25%	55,624.00
NOI - Net Operating Income	-4,859.84	-2,677.84	-2,182.00	-81.48%	36,964.72	16,865.12	20,099.60	119.18%	3,476.00
Total Income	575.00	0.00	575.00	0.00%	62,200.00	59,100.00	3,100.00	5.25%	59,100.00
Total Expense	5,434.84	2,677.84	-2,757.00	-102.96%	25,235.28	42,234.88	16,999.60	40.25%	55,624.00
Net Income	-4,859.84	-2,677.84	-2,182.00	-81.48%	36,964.72	16,865.12	20,099.60	119.18%	3,476.00

Balance Sheet Report

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

As of: 08/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	75,216.80
Total Operating/Reserve	75,216.80
Total Cash	75,216.80
TOTAL ASSETS	75,216.80
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	225.00
Total Liabilities	225.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	33,408.19
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	74,991.80
TOTAL LIABILITIES & CAPITAL	75,216.80

Profit & Loss

Onyx Realty

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

As of: Aug 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	150.00
Violation Fines	0.00
Late Fees	50.00
Legal fee Income	0.00
Total Income	200.00
Total Operating Income	200.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	207.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Total Administration	1,074.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,587.53
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	2,587.53
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	95.00
Trash	0.00
Total Utilities	95.00
Total Operating Expense	3,756.53
NOI - Net Operating Income	-3,556.53
Total Income	200.00

Profit & Loss

Account Name	Selected Month
Total Expense	3,756.53
Net Income	-3,556.53

Profit & Loss vs Budget

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

As of: Aug 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
Income									
Income									
Association Dues	150.00	0.00	150.00	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	50.00	0.00	50.00	0.00%	2,850.00	0.00	2,850.00	0.00%	0.00
Total Income	200.00	0.00	200.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Operating Income	200.00	0.00	200.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	872.20	400.00	-472.20	-118.05%	400.00
Insurance Expense	207.00	41.67	-165.33	-396.76%	1,681.00	333.36	-1,347.64	-404.26%	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%	6,936.00	6,936.00	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
Total Administration	1,074.00	908.67	-165.33	-18.19%	11,006.03	9,159.36	-1,846.67	-20.16%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,587.53	1,666.67	-920.86	-55.25%	12,716.92	13,333.36	616.44	4.62%	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
Total Landscaping and Groundskeeping	2,587.53	1,666.67	-920.86	-55.25%	14,966.92	27,433.36	12,466.44	45.44%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Building Repair	0.00	0.00	0.00	0.00%	60.86	0.00	-60.86	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
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,375.86	2,500.00	124.14	4.97%	2,500.00
Utilities									
Electric	95.00	102.50	7.50	7.32%	765.00	820.00	55.00	6.71%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	95.00	102.50	7.50	7.32%	740.00	820.00	80.00	9.76%	1,230.00
Total Operating Expense	3,756.53	2,677.84	-1,078.69	-40.28%	28,991.81	44,912.72	15,920.91	35.45%	55,624.00
Total Operating Income	200.00	0.00	200.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Operating Expense	3,756.53	2,677.84	-1,078.69	-40.28%	28,991.81	44,912.72	15,920.91	35.45%	55,624.00
NOI - Net Operating Income	-3,556.53	-2,677.84	-878.69	-32.81%	33,408.19	14,187.28	19,220.91	135.48%	3,476.00
Total Income	200.00	0.00	200.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Total Expense	3,756.53	2,677.84	-1,078.69	-40.28%	28,991.81	44,912.72	15,920.91	35.45%	55,624.00
Net Income	-3,556.53	-2,677.84	-878.69	-32.81%	33,408.19	14,187.28	19,220.91	135.48%	3,476.00

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

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
Operating Income & Expense	
Income	
Income	
Association Dues	0.00
Violation Fines	0.00
Late Fees	0.00
Legal fee Income	0.00
Total Income	0.00
Total Operating Income	0.00
Expense	
Administration	
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
Total Administration	1,393.00
Landscaping and Groundskeeping	
General Landscaping Contract	5,812.62
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	5,812.62
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	111.18
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Signage Repairs and Maintenance	192.01
Total Repairs and Maintenance	303.19
Utilities	
Electric	96.00
Trash	0.00
Total Utilities	96.00
Total Operating Expense	7,604.81
NOI - Net Operating Income	-7,604.81

Profit & Loss

Account Name	Selected Month
Total Income	0.00
Total Expense	7,604.81
Net Income	-7,604.81

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
Income									
Income									
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
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 Operating Income	0.00	0.00	0.00	0.00%	62,400.00	59,100.00	3,300.00	5.58%	59,100.00
Expense									
Administration									
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
Total Administration	1,393.00	908.66	-484.34	-53.30%	12,399.03	10,068.02	-2,331.01	-23.15%	12,794.00
Landscaping and Groundskeeping									
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
Total Landscaping and Groundskeeping	5,812.62	1,666.66	-4,145.96	-248.76%	20,779.54	29,100.02	8,320.48	28.59%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
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
Total Repairs and Maintenance	303.19	0.00	-303.19	0.00%	2,679.05	2,500.00	-179.05	-7.16%	2,500.00
Utilities									
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
Total Utilities	96.00	102.50	6.50	6.34%	836.00	922.50	86.50	9.38%	1,230.00
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
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
NOI - Net Operating Income	-7,604.81	-2,677.82	-4,926.99	-183.99%	25,803.38	11,509.46	14,293.92	124.19%	3,476.00
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
Net Income	-7,604.81	-2,677.82	-4,926.99	-183.99%	25,803.38	11,509.46	14,293.92	124.19%	3,476.00

Balance Sheet Report

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

As of: 10/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	63,313.79
Total Operating/Reserve	63,313.79
Total Cash	63,313.79
TOTAL ASSETS	63,313.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	250.00
Total Liabilities	250.00
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	21,480.18
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	63,063.79
TOTAL LIABILITIES & CAPITAL	63,313.79

Profit & Loss

Onyx Realty

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

As of: Oct 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	300.00
Violation Fines	0.00
Late Fees	75.00
Legal fee Income	0.00
Total Income	375.00
Total Operating Income	375.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	712.57
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Total Administration	1,579.57
Landscaping and Groundskeeping	
General Landscaping Contract	2,452.63
Pond & Fountain Maintenance	570.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	3,022.63
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Signage Repairs and Maintenance	0.00
Total Repairs and Maintenance	0.00
Utilities	
Electric	96.00
Trash	0.00
Total Utilities	96.00
Total Operating Expense	4,698.20
NOI - Net Operating Income	-4,323.20

Profit & Loss

Account Name	Selected Month
Total Income	375.00
Total Expense	4,698.20
Net Income	-4,323.20

Profit & Loss vs Budget

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

As of: Oct 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
Income									
Income									
Association Dues	300.00	0.00	300.00	0.00%	59,825.00	59,100.00	725.00	1.23%	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	75.00	0.00	75.00	0.00%	2,925.00	0.00	2,925.00	0.00%	0.00
Total Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Operating Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	1,247.20	400.00	-847.20	-211.80%	400.00
Insurance Expense	712.57	41.66	-670.91	-1,610.44%	2,544.57	416.68	-2,127.89	-510.68%	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%	8,670.00	8,670.00	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
Total Administration	1,579.57	908.66	-670.91	-73.84%	13,978.60	10,976.68	-3,001.92	-27.35%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,452.63	1,666.66	-785.97	-47.16%	20,982.17	16,666.68	-4,315.49	-25.89%	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	570.00	0.00	-570.00	0.00%	2,820.00	3,600.00	780.00	21.67%	3,600.00
Total Landscaping and Groundskeeping	3,022.63	1,666.66	-1,355.97	-81.36%	23,802.17	30,766.68	6,964.51	22.64%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Building Repair	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00%	192.01	0.00	-192.01	0.00%	0.00
Total Repairs and Maintenance	0.00	0.00	0.00	0.00%	2,679.05	2,500.00	-179.05	-7.16%	2,500.00
Utilities									
Electric	96.00	102.50	6.50	6.34%	957.00	1,025.00	68.00	6.63%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	96.00	102.50	6.50	6.34%	932.00	1,025.00	93.00	9.07%	1,230.00
Total Operating Expense	4,698.20	2,677.82	-2,020.38	-75.45%	41,294.82	50,268.36	8,973.54	17.85%	55,624.00
Total Operating Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Operating Expense	4,698.20	2,677.82	-2,020.38	-75.45%	41,294.82	50,268.36	8,973.54	17.85%	55,624.00
NOI - Net Operating Income	-4,323.20	-2,677.82	-1,645.38	-61.44%	21,480.18	8,831.64	12,648.54	143.22%	3,476.00
Total Income	375.00	0.00	375.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Expense	4,698.20	2,677.82	-2,020.38	-75.45%	41,294.82	50,268.36	8,973.54	17.85%	55,624.00
Net Income	-4,323.20	-2,677.82	-1,645.38	-61.44%	21,480.18	8,831.64	12,648.54	143.22%	3,476.00

Balance Sheet Report

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

As of: 11/30/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	59,189.60
Total Operating/Reserve	59,189.60
Total Cash	59,189.60
TOTAL ASSETS	59,189.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	262.50
Total Liabilities	262.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	17,343.49
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	58,927.10
TOTAL LIABILITIES & CAPITAL	59,189.60

Profit & Loss

Onyx Realty

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

As of: Nov 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	0.00
Violation Fines	0.00
Late Fees	0.00
Legal fee Income	0.00
Total Income	0.00
Total Operating Income	0.00
Expense	
Administration	
Community Meeting / Events	0.00
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Total Administration	867.00
Landscaping and Groundskeeping	
General Landscaping Contract	2,452.69
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	2,452.69
Professional Fees	
Legal	0.00
Total Professional Fees	0.00
Repairs and Maintenance	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	750.00
Signage Repairs and Maintenance	0.00
Total Repairs and Maintenance	750.00
Utilities	
Electric	67.00
Trash	0.00
Total Utilities	67.00
Total Operating Expense	4,136.69
NOI - Net Operating Income	-4,136.69

Profit & Loss

Account Name	Selected Month
Total Income	0.00
Total Expense	4,136.69
Net Income	-4,136.69

Profit & Loss vs Budget

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

As of: Nov 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
Income									
Income									
Association Dues	0.00	0.00	0.00	0.00%	59,825.00	59,100.00	725.00	1.23%	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%	2,925.00	0.00	2,925.00	0.00%	0.00
Total Income	0.00	0.00	0.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Operating Income	0.00	0.00	0.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Expense									
Administration									
Community Meeting / Events	0.00	0.00	0.00	0.00%	1,247.20	400.00	-847.20	-211.80%	400.00
Insurance Expense	0.00	41.66	41.66	100.00%	2,544.57	458.34	-2,086.23	-455.17%	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%	9,537.00	9,537.00	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
Total Administration	867.00	908.66	41.66	4.58%	14,845.60	11,885.34	-2,960.26	-24.91%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	2,452.69	1,666.66	-786.03	-47.16%	23,434.86	18,333.34	-5,101.52	-27.83%	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%	2,820.00	3,600.00	780.00	21.67%	3,600.00
Total Landscaping and Groundskeeping	2,452.69	1,666.66	-786.03	-47.16%	26,254.86	32,433.34	6,178.48	19.05%	34,100.00
Professional Fees									
Legal	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00
Total Professional Fees	0.00	0.00	0.00	0.00%	-97.00	5,000.00	5,097.00	101.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Building Repair	0.00	0.00	0.00	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	750.00	0.00	-750.00	0.00%	750.00	2,500.00	1,750.00	70.00%	2,500.00
Signage Repairs and Maintenance	0.00	0.00	0.00	0.00%	192.01	0.00	-192.01	0.00%	0.00
Total Repairs and Maintenance	750.00	0.00	-750.00	0.00%	3,429.05	2,500.00	-929.05	-37.16%	2,500.00
Utilities									
Electric	67.00	102.50	35.50	34.63%	1,024.00	1,127.50	103.50	9.18%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	67.00	102.50	35.50	34.63%	999.00	1,127.50	128.50	11.40%	1,230.00
Total Operating Expense	4,136.69	2,677.82	-1,458.87	-54.48%	45,431.51	52,946.18	7,514.67	14.19%	55,624.00
Total Operating Income	0.00	0.00	0.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Operating Expense	4,136.69	2,677.82	-1,458.87	-54.48%	45,431.51	52,946.18	7,514.67	14.19%	55,624.00
NOI - Net Operating Income	-4,136.69	-2,677.82	-1,458.87	-54.48%	17,343.49	6,153.82	11,189.67	181.83%	3,476.00
Total Income	0.00	0.00	0.00	0.00%	62,775.00	59,100.00	3,675.00	6.22%	59,100.00
Total Expense	4,136.69	2,677.82	-1,458.87	-54.48%	45,431.51	52,946.18	7,514.67	14.19%	55,624.00
Net Income	-4,136.69	-2,677.82	-1,458.87	-54.48%	17,343.49	6,153.82	11,189.67	181.83%	3,476.00

Balance Sheet Report

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating/Reserve	
Operating Funds	58,061.00
Total Operating/Reserve	58,061.00
Total Cash	58,061.00
TOTAL ASSETS	58,061.00
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Fees	887.50
Total Liabilities	887.50
Capital	
Retained Earnings	20,879.44
Calculated Retained Earnings	15,589.89
Calculated Prior Years Retained Earnings	20,704.17
Total Capital	57,173.50
TOTAL LIABILITIES & CAPITAL	58,061.00

Profit & Loss

Onyx Realty

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

As of: Dec 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
Income	
Association Dues	0.00
Violation Fines	25.00
Late Fees	25.00
Legal fee Income	0.00
Total Income	50.00
Total Operating Income	50.00
Expense	
Administration	
Community Meeting / Events	511.70
Insurance Expense	0.00
Printing, Postage and Delivery	0.00
Property Management Fees	867.00
Real Estate Taxes	0.00
Website	0.00
Total Administration	1,378.70
Landscaping and Groundskeeping	
General Landscaping Contract	0.00
Pond & Fountain Maintenance	0.00
Snow Removal	0.00
Tree & Bush Maintenance	0.00
Total Landscaping and Groundskeeping	0.00
Professional Fees	
Legal	100.00
Total Professional Fees	100.00
Repairs and Maintenance	
Building Repair	0.00
Electrical / Lighting Repair	0.00
Gate / Fence Repair & Maintenance	0.00
Signage Repairs and Maintenance	233.90
Total Repairs and Maintenance	233.90
Utilities	
Electric	91.00
Trash	0.00
Total Utilities	91.00
Total Operating Expense	1,803.60
NOI - Net Operating Income	-1,753.60

Profit & Loss

Account Name	Selected Month
Total Income	50.00
Total Expense	1,803.60
Net Income	<u>-1,753.60</u>

Profit & Loss vs Budget

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

As of: Dec 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
Income									
Income									
Association Dues	0.00	0.00	0.00	0.00%	59,825.00	59,100.00	725.00	1.23%	59,100.00
Violation Fines	25.00	0.00	25.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Late Fees	25.00	0.00	25.00	0.00%	2,950.00	0.00	2,950.00	0.00%	0.00
Total Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Total Operating Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Expense									
Administration									
Community Meeting / Events	511.70	0.00	-511.70	0.00%	1,758.90	400.00	-1,358.90	-339.73%	400.00
Insurance Expense	0.00	41.66	41.66	100.00%	2,544.57	500.00	-2,044.57	-408.91%	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%	10,404.00	10,404.00	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
Total Administration	1,378.70	908.66	-470.04	-51.73%	16,224.30	12,794.00	-3,430.30	-26.81%	12,794.00
Landscaping and Groundskeeping									
General Landscaping Contract	0.00	1,666.66	1,666.66	100.00%	23,434.86	20,000.00	-3,434.86	-17.17%	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%	2,820.00	3,600.00	780.00	21.67%	3,600.00
Total Landscaping and Groundskeeping	0.00	1,666.66	1,666.66	100.00%	26,254.86	34,100.00	7,845.14	23.01%	34,100.00
Professional Fees									
Legal	100.00	0.00	-100.00	0.00%	3.00	5,000.00	4,997.00	99.94%	5,000.00
Total Professional Fees	100.00	0.00	-100.00	0.00%	3.00	5,000.00	4,997.00	99.94%	5,000.00

Profit & Loss vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repairs and Maintenance									
Building Repair	0.00	0.00	0.00	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%	750.00	2,500.00	1,750.00	70.00%	2,500.00
Signage Repairs and Maintenance	233.90	0.00	-233.90	0.00%	425.91	0.00	-425.91	0.00%	0.00
Total Repairs and Maintenance	233.90	0.00	-233.90	0.00%	3,662.95	2,500.00	-1,162.95	-46.52%	2,500.00
Utilities									
Electric	91.00	102.50	11.50	11.22%	1,115.00	1,230.00	115.00	9.35%	1,230.00
Trash	0.00	0.00	0.00	0.00%	-25.00	0.00	25.00	0.00%	0.00
Total Utilities	91.00	102.50	11.50	11.22%	1,090.00	1,230.00	140.00	11.38%	1,230.00
Total Operating Expense	1,803.60	2,677.82	874.22	32.65%	47,235.11	55,624.00	8,388.89	15.08%	55,624.00
Total Operating Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Total Operating Expense	1,803.60	2,677.82	874.22	32.65%	47,235.11	55,624.00	8,388.89	15.08%	55,624.00
NOI - Net Operating Income	-1,753.60	-2,677.82	924.22	34.51%	15,589.89	3,476.00	12,113.89	348.50%	3,476.00
Total Income	50.00	0.00	50.00	0.00%	62,825.00	59,100.00	3,725.00	6.30%	59,100.00
Total Expense	1,803.60	2,677.82	874.22	32.65%	47,235.11	55,624.00	8,388.89	15.08%	55,624.00
Net Income	-1,753.60	-2,677.82	924.22	34.51%	15,589.89	3,476.00	12,113.89	348.50%	3,476.00