

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$53,499.66	\$0.00	\$53,499.66
Total: CASH - OPERATING	\$53,499.66	\$0.00	\$53,499.66
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$4,025.27	\$4,025.27
Total: CASH - RESERVE	\$0.00	\$4,025.27	\$4,025.27
Total: Assets	\$53,499.66	\$4,025.27	\$57,524.93
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$1,692.58	\$0.00	\$1,692.58
Total: CURRENT LIABILITIES - OPERATING	\$1,692.58	\$0.00	\$1,692.58
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	(\$7,038.12)	(\$7,038.12)
Net Income Gain/Loss	\$47,777.61	\$0.00	\$47,777.61
Total: Liabilities & Equity	\$53,499.66	\$4,025.27	\$57,524.93

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Regular Assessment	\$ 7,827.00	\$ 6,633.33	\$ 1,193.67	\$ 75,692.00	\$ 26,533.32	\$ 49,158.68	\$ 79,600.00
Total ASSESSMENT INCOME	\$ 7,827.00	\$ 6,633.33	\$ 1,193.67	\$ 75,692.00	\$ 26,533.32	\$49,158.68	\$ 79,600.00
OTHER INCOME							
4520-00 Legal Fee Income	326.00	-	326.00	326.00	-	326.00	-
4600-00 Delinquent Fee Income	1,550.00	-	1,550.00	1,550.00	-	1,550.00	-
4610-00 Violation Fee Income	250.00	-	250.00	770.00	-	770.00	-
4800-00 Mgmt Admin Fee	-	-	-	150.00	-	150.00	-
4801-00 Mgmt Admin Fee - Delinquency	350.00	-	350.00	500.00	-	500.00	-
4802-00 Mgmt Admin Fee - Collections	190.00	-	190.00	490.00	-	490.00	-
4804-00 Mgmt Admin Fee - Bank Return	50.00	-	50.00	150.00	-	150.00	-
Total OTHER INCOME	\$ 2,716.00	\$ -	\$ 2,716.00	\$ 3,936.00	\$ -	\$3,936.00	\$ -
Total OPERATING INCOME	\$ 10,543.00	\$ 6,633.33	\$ 3,909.67	\$ 79,628.00	\$ 26,533.32	\$ 53,094.68	\$ 79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,266.90	1,266.90	-	5,067.60	5,067.60	-	15,202.80
5005-00 Office Supplies/Expense	-	8.33	8.33	-	33.32	33.32	100.00
5006-00 Mgmt Admin Fees	600.00	-	(600.00)	890.00	-	(890.00)	-
5010-00 Mailings	23.16	159.58	136.42	499.60	638.32	138.72	1,915.00
5020-00 Printing	-	4.17	4.17	-	16.68	16.68	50.00
Total ADMINISTRATIVE EXPENSES	\$ 1,890.06	\$ 1,438.98	(\$ 451.08)	\$ 6,457.20	\$ 5,755.92	(\$701.28)	\$ 17,267.80
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	11.18	500.00	488.82	500.00
5055-00 Document Storage	5.00	5.00	-	20.00	416.00	396.00	456.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5085-00 Misc Admin Expense	-	-	-	400.00	-	(400.00)	-
5170-00 Website Expenses	-	-	-	-	-	-	600.00
Total OTHER ADMINISTRATIVE	\$ 5.00	\$ 5.00	\$ -	\$ 431.18	\$ 916.00	\$484.82	\$ 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	-	333.32	333.32	1,000.00
5110-00 Legal Collections	1,548.00	-	(1,548.00)	1,962.00	-	(1,962.00)	-
5152-00 Audit/Tax Preparation	275.00	-	(275.00)	275.00	-	(275.00)	-
Total PROFESSIONAL EXPENSES	\$ 1,823.00	\$ 83.33	(\$ 1,739.67)	\$ 2,237.00	\$ 333.32	(\$1,903.68)	\$ 1,000.00
UTILITIES							
5500-00 Electricity	99.00	227.50	128.50	428.00	910.00	482.00	2,730.00
Total UTILITIES	\$ 99.00	\$ 227.50	\$ 128.50	\$ 428.00	\$ 910.00	\$482.00	\$ 2,730.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	2,813.52	2,772.24	(41.28)	3,416.16	2,772.24	(643.92)	24,950.16
5420-00 Landscape Other	1,281.00	833.33	(447.67)	4,583.93	3,333.32	(1,250.61)	10,000.00
5421-00 Trees/Shrubs	1,115.54	-	(1,115.54)	3,709.57	-	(3,709.57)	-
5470-00 Snow / Ice Management	-	-	-	90.00	-	(90.00)	-
5471-00 Repairs / Upgrade	686.14	41.67	(644.47)	686.14	166.68	(519.46)	500.00
6000-00 Lake/Pond Maintenance	2,760.29	-	(2,760.29)	4,490.29	1,730.00	(2,760.29)	3,460.00
Total LANDSCAPE EXPENSES	\$ 8,656.49	\$ 3,647.24	(\$ 5,009.25)	\$ 16,976.09	\$ 8,002.24	(\$8,973.85)	\$ 38,910.16



Income Statement - Operating

Melrose HOA

From 04/01/2026 to 04/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$97.03	\$-	(\$97.03)	\$97.03	\$-	(\$97.03)	\$-
5455-00 Lighting Maintenance / Repair	75.00	-	(75.00)	75.00	-	(75.00)	-
5749-00 Signage Repairs/Maintenance	-	-	-	270.61	-	(270.61)	-
5752-00 General Maintenance / Repair	350.00	360.92	10.92	350.00	1,443.68	1,093.68	4,331.04
6763-00 Fountain Maintenance / Repair	-	-	-	528.28	-	(528.28)	-
Total MAINTENANCE/REPAIRS	\$522.03	\$360.92	(\$161.11)	\$1,320.92	\$1,443.68	\$122.76	\$4,331.04
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution Expense	1,000.00	1,000.00	-	4,000.00	4,000.00	-	12,000.00
Total RESERVE CONTRIBUTION	\$1,000.00	\$1,000.00	\$-	\$4,000.00	\$4,000.00	\$-	\$12,000.00
Total OPERATING EXPENSE	\$13,995.58	\$6,762.97	(\$7,232.61)	\$31,850.39	\$21,361.16	(\$10,489.23)	\$79,600.00
Net Income:	(\$3,452.58)	(\$129.64)	(\$3,322.94)	\$47,777.61	\$5,172.16	\$42,605.45	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$1,000.00	\$1,000.00	\$-	\$4,000.00	\$4,000.00	\$-	\$12,000.00
4910-00 Bank Interest Reserve	1.79	-	1.79	10.51	-	10.51	-
Total RESERVE INCOME	\$1,001.79	\$1,000.00	\$1.79	\$4,010.51	\$4,000.00	\$10.51	\$12,000.00
Total RESERVE INCOME	\$1,001.79	\$1,000.00	\$1.79	\$4,010.51	\$4,000.00	\$10.51	\$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:	\$1,001.79	\$1,000.00	\$1.79	(\$7,038.12)	\$4,000.00	(\$11,038.12)	\$12,000.00



Check Print Log

Melrose HOA

From 4/1/2026 To 4/30/2026

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$50,520.63	
4/1/26 2:17 pm Holly Birchler	Tree King Tree Services, Inc. Invoice: 27065	PO Box 1328 Pataskala, OH 43062	1047	\$1,281.00
4/8/26 3:53 pm Holly Birchler	Devin & Associates, Inc Invoice: 13885	26031 Center Ridge Rd, Ste D Suite 215 Westlake, OH 44145	1048	\$275.00
4/8/26 3:53 pm Holly Birchler	Tree King Tree Services, Inc. Invoice: 27173	PO Box 1328 Pataskala, OH 43062	1049	\$528.41
4/16/26 12:04 pm Holly Birchler	Williams & Strohm Invoice: 1166	2 Miranova Pl #380 Columbus, OH 43215	1050	\$1,548.00
4/21/26 12:14 pm Holly Birchler	Tree King Tree Services, Inc. Invoice: 27288	PO Box 1328 Pataskala, OH 43062	1051	\$587.13
4/29/26 1:39 pm Holly Birchler	Jackson Brandel Multiple Invoices	891 Selkirk Way Pickerington, OH 43147	1052	\$1,208.17
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$5,427.71
Melrose HOA Total Check(s) & Amount Printed			6	\$5,427.71



Bank Account Reconciliation

Melrose HOA

SouthState Bank - Operating 2281 (End: 04/30/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/29/2026		Jackson Brandel		1052	(\$1,208.17)
04/30/2026		Deposit from batch 21859	21859 - Online Payment	983	\$260.00
				Total Uncleared	(\$948.17)
Cleared Items					
Credits					
04/01/2026	04/01/2026	Deposit from batch 20267	20267 - Scanned Checks	947	\$100.00
04/01/2026	04/06/2026	Deposit from batch 20258	20258 - Online Payment	946	\$200.00
04/01/2026	04/01/2026	Deposit from batch 21304	21304 - Payabli Credit Card	949	\$338.00
04/01/2026	04/01/2026	Deposit from batch 21302	21302 - Payabli Credit Card	948	\$600.00
04/02/2026	04/02/2026	Deposit from batch 20269	20269 - Online Payment	950	\$200.00
04/03/2026	04/03/2026	Deposit from batch 21344	21344 - Online Payment	951	\$200.00
04/03/2026	04/03/2026	Deposit from batch 21364	21364 - Payabli Credit Card	952	\$260.00
04/03/2026	04/03/2026	Deposit from batch 21382	21382 - Payabli Credit Card	953	\$800.00
04/03/2026	04/03/2026	Deposit from batch 21392	21392 - Payabli Credit Card	954	\$1,180.00
04/06/2026	04/06/2026	Deposit from batch 21425	21425 - Payabli Credit Card	956	\$485.00
04/06/2026	04/07/2026	Deposit from batch 21360	21360 - Online Payment	955	\$520.00
04/07/2026	04/07/2026	Deposit from batch 21436	21436 - Auto Payment	958	\$2.89
04/07/2026	04/09/2026	Deposit from batch 21414	21414 - Online Payment	957	\$260.00
04/07/2026	04/07/2026	Deposit from batch 21442	21442 - Payabli Credit Card	959	\$480.00
04/08/2026	04/08/2026	Deposit from batch 21434	21434 - Online Payment	960	\$260.00
04/09/2026	04/10/2026	Deposit from batch 21475	21475 - Online Payment	961	\$200.00
04/09/2026	04/09/2026	Deposit from batch 21520	21520 - Payabli Credit Card	962	\$260.00
04/10/2026	04/10/2026	Deposit from batch 21540	21540 - Payabli Credit Card	968	\$320.00
04/10/2026	04/13/2026	Deposit from batch 21499	21499 - Online Payment	967	\$520.00
04/13/2026	04/13/2026	Deposit from batch 21578	21578 - Payabli Credit Card	971	\$260.00
04/14/2026	04/13/2026	Deposit from batch 21571	21571 - Auto Payment	970	\$2.89
04/15/2026	04/15/2026	Deposit from batch 21617	21617 - Auto Payment	972	\$410.00
04/16/2026	04/16/2026	Deposit from batch 21663	21663 - Payabli Credit Card	974	\$260.00
04/16/2026	04/16/2026	Deposit from batch 21640	21640 - Scanned Checks	973	\$520.00
04/17/2026	04/17/2026	Deposit from batch 21691	21691 - Auto Payment	976	\$260.00
04/20/2026	04/21/2026	Deposit from batch 21671	21671 - Online Payment	975	\$260.00
04/20/2026	04/20/2026	Deposit from batch 21692	21692 - Auto Payment	977	\$262.89
04/23/2026	04/24/2026	Deposit from batch 21759	21759 - Online Payment	978	\$150.00
04/24/2026	04/24/2026	Deposit from batch 21806	21806 - Payabli Credit Card	979	\$60.00
04/27/2026	04/27/2026	Deposit from batch 21819	21819 - Auto Payment	980	\$200.00
04/28/2026	04/28/2026	Deposit from batch 21836	21836 - Auto Payment	982	\$2.89
04/28/2026	04/29/2026	Deposit from batch 21818	21818 - Online Payment	981	\$260.00
				Total Cleared Credits	\$10,094.56
Debits					
03/30/2026	04/01/2026	Stat Integrated Technologies Inc		0	(\$528.28)
04/01/2026	04/08/2026	Tree King Tree Services, Inc.		1047	(\$1,281.00)
04/01/2026	04/03/2026	PMI Centerline		0	(\$1,266.90)
04/01/2026	04/03/2026	PMI Centerline		0	(\$628.16)
04/07/2026	04/07/2026	South Central Power Company		0	(\$55.00)
04/07/2026	04/07/2026	South Central Power Company		0	(\$44.00)
04/08/2026	04/15/2026	Tree King Tree Services, Inc.		1049	(\$528.41)



Bank Account Reconciliation

Melrose HOA

SouthState Bank - Operating 2281 (End: 04/30/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
04/08/2026	04/16/2026	Devin & Associates, Inc		1048	(\$275.00)
04/14/2026	04/15/2026	Yardmaster of Columbus Inc		0	(\$2,813.52)
04/14/2026	04/22/2026	Williams & Strohm		1050	(\$1,548.00)
04/15/2026	04/21/2026	Transfer to SouthState Bank - Reserve 5800			(\$1,000.00)
04/21/2026	04/22/2026	Stat Integrated Technologies Inc		0	(\$2,760.29)
04/21/2026	04/30/2026	Tree King Tree Services, Inc.		1051	(\$587.13)
				Total Cleared Debits	(\$13,315.69)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 53,499.66
Uncleared Items:	(\$948.17)
Adjusted Balance:	\$ 54,447.83
Bank Ending Balance:	\$ 54,447.83
Difference:	\$-



Bank Account Reconciliation

Melrose HOA

SouthState Bank - Reserve 5800 (End: 04/30/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
04/15/2026	04/21/2026	Transfer from SouthState Bank - Operating 22			\$1,000.00
04/30/2026	04/30/2026	Interest			\$1.79
				Total Cleared Credits	\$1,001.79

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 4,025.27
Uncleared Items:	\$-
Adjusted Balance:	\$ 4,025.27
Bank Ending Balance:	\$ 4,025.27
Difference:	\$-



Invoice List

Melrose HOA

Invoice Status - Paid

Paid Date: 4/1/2026 - 4/30/2026

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
Devin & Associates, Inc								
04/08/2026	13885	03/29/2026	04/08/2026	Paid (check)		\$275.00		\$ -
			Casey Farmer				Payment Type: Check	
		54-5152-00 - Audit/Tax Preparation			\$275.00			
		Devin & Associates, Inc Total:				\$ 275.00	\$	0.00
Jackson Brandel								
04/29/2026	20260407	04/07/2026	04/23/2026	Paid (check)		\$350.00		-
			Casey Farmer				Payment Type: Check	
		64-5752-00 - General Maintenance / Repair			\$350.00			
04/29/2026	20260423	04/23/2026	04/29/2026	Paid (check)		\$858.17		-
			Casey Farmer				Payment Type: Check	
		64-5422-00 - Paint & Painting Supplies			\$97.03			
		64-5455-00 - lighting			\$75.00			
		63-5471-00 - Repairs / Upgrade			\$686.14			
		Jackson Brandel Total:				\$ 1,208.17	\$	0.00
Scioto Metro LLC - Management Module Only								
04/01/2026	11653	04/01/2026	04/02/2026	Paid (ACH)		\$1,266.90		-
			Holly Birchler				Payment Type: ACH	
		50-5000-00 - Management Fee			\$1,266.90			
04/01/2026	11691	04/01/2026	04/02/2026	Paid (ACH)		\$628.16		-
			Holly Birchler				Payment Type: ACH	
		50-5006-00 - Admin Fee - Bank Return - Account - MH393			\$30.00			
		50-5006-00 - Admin Fee - Bank Return - Account - MH187			\$70.00			
		50-5006-00 - Admin Fee - Collections Filing - Account - MH107			\$100.00			
		50-5006-00 - Admin Fee - Collections Filing - Account - MH351			\$100.00			
		50-5006-00 - Admin Fee - Collections Filing - Account - MH187			\$100.00			
		50-5006-00 - Admin Fee - Collections Filing - Account - MH086			\$100.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH107			\$30.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH351			\$10.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH187			\$30.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH086			\$10.00			
		50-5006-00 - Admin Fee - Delinquency Handling - Account - MH086			\$20.00			
		51-5055-00 - Mgmt - Document Storage - Document Storage			\$5.00			
		50-5010-00 - Reimburse - Payments - Payment Processing			\$9.00			
		50-5010-00 - Reimburse - CINC Mailings - Standard Mailings			\$14.16			
		Scioto Metro LLC - Management Module Only Total:				\$ 1,895.06	\$	0.00
South Central Power Company								
04/07/2026	20260406-339667	04/07/2026	05/07/2026	Paid (EFT)		\$55.00		-
			Holly Birchler				Payment Type: EFT	
		58-5500-00 - Electricity			\$55.00			
04/07/2026	20260406-376530	04/07/2026	05/07/2026	Paid (EFT)		\$44.00		-
			Holly Birchler				Payment Type: EFT	
		58-5500-00 - Electricity			\$44.00			
		South Central Power Company Total:				\$ 99.00	\$	0.00



Invoice List

Melrose HOA

Invoice Status - Paid

Paid Date: 4/1/2026 - 4/30/2026

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
Stat Integrated Technologies Inc							
04/21/2026	1338288	04/07/2026	04/17/2026	Paid (ACH)		\$2,760.29	\$ -
			Casey Farmer			Payment Type: ACH	
	63-6000-00 - Lake/Pond Maintenance				\$2,760.29		
Stat Integrated Technologies Inc Total:						\$ 2,760.29	\$ 0.00
Tree King Tree Services, Inc.							
04/01/2026	27065	02/25/2026	03/26/2026	Paid (check)		\$1,281.00	-
			Stacey Menefee			Payment Type: Check	
	63-5420-00 - Landscape Other				\$1,281.00		
04/08/2026	27173	04/02/2026	04/08/2026	Paid (check)		\$528.41	-
			Casey Farmer			Payment Type: Check	
	63-5421-00 - Trees/Shrubs				\$528.41		
04/21/2026	27288	04/13/2026	04/17/2026	Paid (check)		\$587.13	-
			Casey Farmer			Payment Type: Check	
	63-5421-00 - Trees/Shrubs				\$587.13		
Tree King Tree Services, Inc. Total:						\$ 2,396.54	\$ 0.00
Williams & Strohm							
04/14/2026	1166	04/01/2026	04/10/2026	Paid (check)		\$1,548.00	-
			Casey Farmer			Payment Type: Check	
	54-5110-00 - Legal Collections				\$1,548.00		
Williams & Strohm Total:						\$ 1,548.00	\$ 0.00
Yardmaster of Columbus Inc							
04/14/2026	131206	04/05/2026	04/10/2026	Paid (ACH)		\$2,813.52	-
			Casey Farmer			Payment Type: ACH	
	63-5400-00 - Landscape/Grounds Contract				\$2,813.52		
Yardmaster of Columbus Inc Total:						\$ 2,813.52	\$ 0.00
Melrose HOA 13 Invoice(s) Totaling:						\$ 12,995.58	\$ 0.00
GRAND 13 Invoice(s) Totaling:						\$12,995.58	\$ 0.00

TREE KING TREE SERVICES, INC.

PO BOX 1328

PATASKALA, OH 43062

740-927-4291

Invoice

Date	Invoice #
2/25/2026	27065

Bill To
Melrose HOA PMI Scioto Metro 1355 King Ave, Ste 200 Columbus, OH 43212

Terms	Due Date
Due on receipt	3/7/2026

Description	Amount
(Item #1 Spruce) Remove, taking the wood and brush Near 742 McLeod Parc 4 Storm damaged spruces - Remove, taking the wood and brush, cutting the stump(s) low. Worksite: Near 742 McLeod Parc Pickerington, OH 43147	1,200.00T

Please remit payment by the due date.	Sales Tax (6.75%) \$81.00
	Balance Due \$1,281.00



DEVIN & ASSOCIATES, INC.
Certified Public Accounting Firm

26031 Center Ridge Road, Suite D
Westlake, OH 44145
440-892-3340

Invoice

Date	Invoice #
3/29/2026	13885

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

Description	Amount
Preparation of Association's Federal Income Tax Return for the period ended December 31, 2025.	275.00
Thank you for your business.	Total \$275.00

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



Invoice Number	11653
Invoice Date	04/01/2026

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)						
04/01/2026	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

WILLIAMS & STROHM, LLC
ATTORNEYS AT LAW
Two Miranova Place, Suite 380
Columbus, OH 43215-7047
614-228-0207

Melrose HOA of Pickerington, Inc.
c/o PMI Centerline
books@pmicenterline.com

INVOICE # 1166

April 1, 2026

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
3/13/2026 LW 2026 Liens - \$235 each	0.00	705.00
For professional services rendered	0.00	\$705.00
Previous balance		\$843.00
Balance due		<u>\$1,548.00</u>



TREE KING TREE SERVICES, INC.

PO BOX 1328

PATASKALA, OH 43062

740-927-4291

Invoice

Date	Invoice #
4/2/2026	27173

Bill To
Melrose HOA PMI Scioto Metro 1355 King Ave, Ste 200 Columbus, OH 43212

Terms	Due Date
Due on receipt	4/12/2026

Description	Amount
(Item #1 Spruce) Remove, taking the wood and brush Near 742 McLeod Parc Storm damaged spruce - Remove, taking the wood and brush, cutting the stump(s) low.	495.00T

Please remit payment by the due date.	Sales Tax (6.75%) \$33.41
	Balance Due \$528.41



Yardmaster of Columbus, Inc

6755A Taylor Road
 Blacklick, OH 43004
 Telephone: 614.863.4510

****PLEASE NOTE: NEW REMITTANCE ADDRESS BELOW****

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

For:
 Melrose HOA
 742 McLeod Parc
 Pickerington OH 43147

Invoice			
Purchase Order		Invoice No	Date
		131206	4/5/2026
Job Number	Page	Account No	Terms
128031 / 1	1	838107	Email Invoice
Job Name		Salesperson	
Melrose HOA		10169	

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
Level Billing Landscape Maintenance - April	1	4/1/2026	1.00		\$2,547.78	\$2,547.78
000 Environmental yardwaste disposal fee	1	4/1/2026	1.00	1	\$19.11	\$19.11
00 Fuel Surcharge	1	4/1/2026	1.00	1	\$38.22	\$38.22

To pay by credit card please complete this form and email Angie at acordell@yardmaster.com

A 3% processing fee will be applied to all credit card purchases

If you wish to ach payments, please email Angie at acordell@yardmaster.com



Pay your balance the easy way by using your Visa or MasterCard

Job Name: 128031 Melrose HOA # 131206

Name on card: _____

Card # _____

Expiration date: _____ CWS Code: _____
3 digit code from back of card

Signature: _____

Subtotal	\$2,605.11
Taxable	\$2,605.11
Tax	\$208.41
Payments	\$0.00
Total	\$2,813.52

Remit To:
 Yardmaster of Columbus, Inc.
 PO Box 6353
 Hermitage, PA 16148
 Phone: 614-863-4510

*Enhancing Property Beyond Clients' Expectations
 Thank You. We Appreciate Your Business*



Invoice

Customer #: 17283
Invoice #: 1338288
Printed: 4/7/2026

AQUA DOC - Columbus
(614) 506-4166 (800) 689-5253

Service Address
Melrose HOA
Attention: Stacey Menefee
742 McLeod Park
Pickerington, OH 43147
Bus.

Res. (614) 581-7043

PO #:

April 2026 Charge 4/7/2026 \$2,760.29 \$0.00 \$2,760.29

AIRMAX PS40 POND AERATION SYSTEM

AQUA DOC - Columbus
255 Enterprise Dr
Lewis Center, Ohio 43035



PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My: AMERICAN EXPRESS DISCOVER MasterCard VISA Exp: ___/___/___

Card #: _____

Signature: _____ Security Code: _____

Bill To Address

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

Invoice #: 1338288



Cust # 17283

AQUA DOC - Columbus
255 Enterprise Dr
Lewis Center, Ohio 43035

Please Remit: \$2,760.29

Printed: 4/7/2026

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	Ohio Renovation Services
Member Address	1037 S. Broad St. "D", Lancaster, Ohio 43130
Member Email	mplace@ohrenoservices.com
Member Phone	614.207.6275

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	4.7.26	Ohio Renovation Services	payment for dumpster rental	350
2				
3				
4				
5				
TOTAL REIMBURSEMENT				350

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**.



Ohio Renovation Services

JOB	#1536
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 31, 2026
AMOUNT DUE	\$350.00

Melrose Activity Committee

✉ Abbey.fawcett17@gmail.com

CONTACT US

1037 S Broad St, D
Lancaster, OH 43130

☎ (614) 207-6275

✉ mplace@ohrenoservices.com

INVOICE

Services	amount
----------	--------

Dumpster Rental	\$350.00
------------------------	-----------------

Dumpster to be placed where client requests each day for the days of April 24-26, 2026.

Dumpster will be delivered by 8 am each day and picked up by 6 pm.

All trash and debris can go in the dumpster with the exception of paint, tires, batteries and appliances.

Paint, batteries and tires can be staged next to the dumpster but not in it and we will dispose of them separately for \$25 per tire and the paint and batteries for free.

Payment due on April 24.

Subtotal	\$350.00
-----------------	-----------------

Job Total	\$350.00
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Amount Due	\$350.00
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Thank you for your business!

See our [Terms & Conditions](#)

TREE KING TREE SERVICES, INC.

PO BOX 1328
PATASKALA, OH 43062

740-927-4291

Invoice

Date	Invoice #
4/13/2026	27288

Bill To
Melrose HOA PMI Scioto Metro 1355 King Ave, Ste 200 Columbus, OH 43212

Terms	Due Date
Due on receipt	4/23/2026

Description	Amount
(Item #1 Stump(s)) Grind stump 5 Stumps (from uprooted spruces) - Grind stump(s) (mound around stump(s) and surface roots if applicable), leaving the debris. Worksite: 891 Selkirk Way Pickerington, OH 43147 Please submit payment to Tree King Tree Services, Inc. PO Box 1328 Pataskala, OH 43062 If you want to pay by credit card, send an email to tinaslone@treekinginc.com . We will email you a link and you can pay online with your credit card. Or call the office 740-927-4291	550.00T
Please remit payment by the due date.	Sales Tax (6.75%) \$37.13
	Balance Due \$587.13

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	Jackson Brandel
Member Address	891 Selkirk Way, Pickerington Ohio 43147
Member Email	iacksondbrandel@gmail.com
Member Phone	614.581.7043

REIMBURSEMENT INFORMATION

Receipt	Date	Payee Name	Expense Description	Amount
1	4/4/26	Sherwin Williams	one gallon of Melrose Mailbox paint	97.03
2	4/22/26	LDF Lighting	Non-warranty repair for Hill Rd. Lighting	75
3	4/23/26	Little Library	Little Library & post set-up	686.14
4				
5				
TOTAL REIMBURSEMENT				858.17

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**.

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 BRANDEL*JACKSON

**CASH
 INVOICE
 No. 9254-6**

ACCOUNT: **1524-3807-3**

PAGE 1 OF 1
 PO#
 ORDER: OE0129998Q721052
 DATE: 04/04/2026
 TIME: 02:08 PM
 1-0100
 E15/20525

BRANDEL*JACKSON
 PICKERINGTON OH 43147

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
6512-01469	GALLON	K60W653	LATITUDE EXT FL DB Custom: MELROSE HOA MAILBOX COLOR CCE*Color Cast	1	100.99	100.99
			OZ 32 64 128			
			W1 White	-	23	-
			B1 Black	-	42	-
			R2 Maroon	-	4	-
			Y3 Deep Gold	-	48	-
			Custom Manual Match			
			DISCOUNT (% 10.00)			-10.10
			HOA MAILBOX COLOR			

Thank You
 receipt required for refund

SUBTOTAL BEFORE TAX 90.89
6.750% SALES TAX:1-364314700 6.14
TOTAL \$97.03
VISA (CHASE VISA) -97.03
C/C# XXXX-XXXX-XXXX-6624
Auth # 04776D
Contactless
AID:A0000000031010

STORE HOURS

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



INVOICE #1487

ISSUED:
04/22/2026

DUE:
04/22/2026

PAID:
04/22/2026

RECIPIENT:

Melrose HOA

891 Selkirk Way
Pickerington, Ohio 43147

SENDER:

LDF Outdoor Lighting LLC

P.O. Box 424
Westerville, OH 43086-0424

Phone: 6148996778

Email: mike@ldf-outdoorlighting.com

Website: www.ldf-outdoorlighting.com

Service Visit - McLeod Entry

Product/Service	Description	Qty.	Unit Price	Total
Service Visit	Minimum fee is \$75 for service visit. Could be additional charges for time and materials.	1	\$75.00	\$75.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$75.00
Product sales tax included (0.0%)	\$0.00
Total	\$75.00
Paid	- \$75.00
Invoice balance	\$0.00
Account balance	\$0.00

SERVICE ORDER – Work Completed Sheet

Date 4/21/26 Arrival Time 10:55 Departure Time 11:25 Team J+B

Bulbs Replaced – Type/How Many

None

Fixtures/Accessories Replaced

1 fuse replaced

Cut Wire? Y N – Where, Fixture, Home Run

Blown Hub? N Where/Reason Moisture

Service Complete N

If NO why

Do we need to order replacement parts/accessories? Y N

Additional Notes



TRANSACTION DATE
04/22/2026

RECIPIENT:

Melrose HOA

891 Selkirk Way
Pickerington, Ohio 43147

SENDER:

LDF Outdoor Lighting LLC

P.O. Box 424
Westerville, OH 43086-0424

Phone: 6148996778

Email: mike@ldf-outdoorlighting.com

Website: www.ldf-outdoorlighting.com

Receipt for Payment

Paid: \$75.00

Transaction date: 04/22/2026
Method of payment: Credit card

Payment applied to Invoice #1487

Order #175559 confirmed + Two-Minute Customer Survey

From Little Free Library <customerservice@littlefreelibrary.org>
Date Thu 4/23/2026 7:49 AM
To jacksonbrandel@gmail.com <jacksonbrandel@gmail.com>



ORDER #175559

Thank you for your purchase!

Hi jackson,

We have received and are processing your order. Your order details are below.

All libraries and posts are made by Amish craftsmen who take pride in their workmanship. If you ordered a library, it may take up to 10 business days to ship, and your charter sign will be in an envelope on the outside of your library shipping box. Please note that additional items may ship separately, and some items may arrive sooner than others.

If you purchased a library or charter sign, watch for an additional email within three days. This email will have your unique charter number and provide instructions to set up your steward account. With a steward account, you may fill in your library's details and add it to our world map!

Lastly, **please take this one-minute survey** about your purchase. Your feedback helps us improve!

[View your order](#)

or [Visit our store](#)

Order summary



Composite Screw In Library Post and Topper Black × 1 \$179.95



Composite Two Story Arched Little Free Library × 1 \$419.95
Silver

Subtotal	\$599.90
Shipping	\$86.24
Taxes	\$0.00

Total	\$686.14 USD
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Customer information

Shipping address
jackson brandel
891 Selkirk Way
Pickerington OH 43147
United States

Billing address
jackson brandel
891 Selkirk Way
Pickerington OH 43147
United States

Shipping method
UPS Ground