

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$42,214.28	\$0.00	\$42,214.28
Total: CASH - OPERATING	\$42,214.28	\$0.00	\$42,214.28
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$5,024.00	\$5,024.00
Total: CASH - RESERVE	\$0.00	\$5,024.00	\$5,024.00
Total: Assets	\$42,214.28	\$5,024.00	\$47,238.28
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$693.45	\$0.00	\$693.45
Total: CURRENT LIABILITIES - OPERATING	\$693.45	\$0.00	\$693.45
EQUITY - RESERVE			
Retained Earnings - Reserve	\$0.00	\$3,017.42	\$3,017.42
Total: EQUITY - RESERVE	\$0.00	\$3,017.42	\$3,017.42
EQUITY - OPERATING			
Retained Earnings - Operating	\$1,454.74	\$0.00	\$1,454.74
Total: EQUITY - OPERATING	\$1,454.74	\$0.00	\$1,454.74
Net Income Gain/Loss	\$0.00	\$2,006.58	\$2,006.58
Net Income Gain/Loss	\$40,066.09	\$0.00	\$40,066.09
Total: Liabilities & Equity	\$42,214.28	\$5,024.00	\$47,238.28

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$64,365.89	\$-	\$64,365.89	\$64,584.94	\$-	\$64,584.94	\$79,600.00
Total ASSESSMENT INCOME	\$64,365.89	\$-	\$64,365.89	\$64,584.94	\$-	\$64,584.94	\$79,600.00
OTHER INCOME							
4600-00 Delinquent Fee Income	100.00	-	100.00	150.00	-	150.00	-
4610-00 Violation Fee Income	300.00	-	300.00	1,137.61	-	1,137.61	-
4801-00 Mgmt Admin Fee - Delinquency	140.00	-	140.00	240.00	-	240.00	-
4802-00 Mgmt Admin Fee - Collections	400.00	-	400.00	600.00	-	600.00	-
4804-00 Mgmt Admin Fee - Bank Return	35.00	-	35.00	70.00	-	70.00	-
Total OTHER INCOME	\$975.00	\$-	\$975.00	\$2,197.61	\$-	\$2,197.61	\$-
Total OPERATING INCOME	\$65,340.89	\$-	\$65,340.89	\$66,782.55	\$-	\$66,782.55	\$79,600.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	3,690.00	3,803.34	113.34	15,213.36
5005-00 Office Supplies/Expense	-	50.00	50.00	-	50.00	50.00	200.00
5006-00 Mgmt Admin Fees	75.00	-	(75.00)	540.00	-	(540.00)	-
5010-00 Mailings	12.58	140.00	127.42	705.29	420.00	(285.29)	1,680.00
5020-00 Printing	-	-	-	-	25.00	25.00	75.00
Total ADMINISTRATIVE EXPENSES	\$1,317.58	\$1,457.78	\$140.20	\$4,935.29	\$4,298.34	(\$636.95)	\$17,168.36
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	450.00	450.00	436.20	450.00	13.80	450.00
5055-00 Document Storage	5.00	-	(5.00)	411.00	450.00	39.00	450.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5087-00 Social/Activities Expense	-	75.00	75.00	200.00	75.00	(125.00)	300.00
5170-00 Website Expenses	-	-	-	-	-	-	250.00
Total OTHER ADMINISTRATIVE	\$5.00	\$525.00	\$520.00	\$1,047.20	\$975.00	(\$72.20)	\$1,700.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	-	-	-	-	-	1,440.00
Total INSURANCE EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-	\$1,440.00
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	750.00	750.00	165.00	750.00	585.00	3,000.00
5110-00 Legal Collections	300.00	-	(300.00)	300.00	-	(300.00)	-
5152-00 Audit/Tax Preparation	-	300.00	300.00	-	300.00	300.00	300.00
Total PROFESSIONAL EXPENSES	\$300.00	\$1,050.00	\$750.00	\$465.00	\$1,050.00	\$585.00	\$3,300.00
UTILITIES							
5500-00 Electricity	115.00	291.67	176.67	369.00	875.01	506.01	3,500.00
Total UTILITIES	\$115.00	\$291.67	\$176.67	\$369.00	\$875.01	\$506.01	\$3,500.00
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	725.46	2,035.00	1,309.54	725.46	6,105.00	5,379.54	24,420.00
5470-00 Snow / Ice Management	40.00	-	(40.00)	80.00	-	(80.00)	-
5471-00 Repairs / Upgrade	650.00	-	(650.00)	650.00	-	(650.00)	-
6000-00 Lake/Pond Maintenance	1,647.50	1,647.50	-	1,647.50	1,647.50	-	5,643.50
Total LANDSCAPE EXPENSES	\$3,062.96	\$3,682.50	\$619.54	\$3,102.96	\$7,752.50	\$4,649.54	\$30,063.50

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$350.00
5455-00 Lighting Maintenance / Repair	14,797.00	-	(14,797.00)	14,797.00	-	(14,797.00)	13,053.14
5752-00 General Maintenance / Repair	-	-	-	-	-	-	500.00
6763-00 Fountain Maintenance / Repair	-	-	-	-	-	-	525.00
Total MAINTENANCE/REPAIRS	\$14,797.00	\$-	(\$14,797.00)	\$14,797.00	\$-	(\$14,797.00)	\$14,428.14
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	666.67	666.67	-	2,000.01	2,000.01	-	8,000.00
Total RESERVE CONTRIBUTION	\$666.67	\$666.67	\$-	\$2,000.01	\$2,000.01	\$-	\$8,000.00
Total OPERATING EXPENSE	\$20,264.21	\$7,673.62	(\$12,590.59)	\$26,716.46	\$16,950.86	(\$9,765.60)	\$79,600.00
Net Income:	\$45,076.68	(\$7,673.62)	\$52,750.30	\$40,066.09	(\$16,950.86)	\$57,016.95	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
RESERVE INCOME							
4900-00 Reserve Contribution Income	\$666.67	\$666.67	\$-	\$2,000.01	\$2,000.01	\$-	\$8,000.00
4910-00 Bank Interest Reserve	2.65	-	2.65	6.57	-	6.57	-
Total RESERVE INCOME	\$669.32	\$666.67	\$2.65	\$2,006.58	\$2,000.01	\$6.57	\$8,000.00
Total RESERVE INCOME	\$669.32	\$666.67	\$2.65	\$2,006.58	\$2,000.01	\$6.57	\$8,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	-	-	-	-	-	-	4,681.25
Total RESERVE EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-	\$4,681.25
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$4,681.25
Net Reserve:	\$669.32	\$666.67	\$2.65	\$2,006.58	\$2,000.01	\$6.57	\$3,318.75

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$44,265.34	
3/14/25 4:31 pm Holly Girard	Roth Handyman Invoice: 875	912 Carron Circle Pickerington, OH 43147	1023	\$40.00
3/18/25 4:22 pm Holly Girard	LDF Outdoor Lighting LLC Multiple Invoices	PO Box 424 Westerville, OH 43086	1024	\$15,447.00
3/27/25 4:13 pm Holly Girard	Neiman Law LLC Invoice: 1723	580 S. High Street Ste 120 Columbus, OH 43215	1025	\$300.00
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$15,787.00
Melrose HOA Total Check(s) & Amount Printed			3	\$15,787.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
03/18/2025		LDF Outdoor Lighting LLC		1024	(\$15,447.00)
03/27/2025		Neiman Law LLC		1025	(\$300.00)
03/31/2025		Deposit from batch 14139	14139 - Online Payment	659	\$850.00
Total Uncleared					(\$14,897.00)
Cleared Items					
Credits					
02/27/2025	03/03/2025	Deposit from batch 13693	13693 - Online Payment	601	\$600.00
03/03/2025	03/03/2025	Deposit from batch 13753	13753 - Auto Payment	608	\$400.00
03/03/2025	03/03/2025	Deposit from batch 13768	13768 - Payabli Credit Card	609	\$600.00
03/03/2025	03/04/2025	Deposit from batch 13731	13731 - Online Payment	607	\$1,985.00
03/04/2025	03/04/2025	Deposit from batch 13789	13789 - Payabli Credit Card	610	\$400.00
03/04/2025	03/04/2025	Deposit from batch 13833	13833 - Payabli Credit Card	616	\$400.00
03/05/2025	03/05/2025	Deposit from batch 13814	13814 - Payabli Credit Card	613	\$200.00
03/05/2025	03/05/2025	Deposit from batch 13810	13810 - Auto Payment	612	\$200.00
03/05/2025	03/06/2025	Deposit from batch 13776	13776 - Online Payment	611	\$200.00
03/05/2025	03/06/2025	Deposit from batch 13672	13672 - ACH Payment	606	\$3,100.00
03/06/2025	03/07/2025	Deposit from batch 13809	13809 - Online Payment	614	\$199.29
03/07/2025	03/06/2025	Deposit from batch 13827	13827 - Auto Payment	615	\$202.89
03/07/2025	03/07/2025	Deposit from batch 13854	13854 - Payabli Credit Card	619	\$280.00
03/07/2025	03/07/2025	Deposit from batch 13838	13838 - Scanned Checks	618	\$200.00
03/10/2025	03/10/2025	Deposit from batch 13866	13866 - Payabli Credit Card	622	\$800.00
03/10/2025	03/10/2025	Deposit from batch 13862	13862 - Auto Payment	621	\$600.00
03/10/2025	03/12/2025	Deposit from batch 13848	13848 - Online Payment	620	\$200.00
03/11/2025	03/11/2025	Deposit from batch 13863	13863 - Online Payment	623	\$200.00
03/11/2025	03/11/2025	Deposit from batch 13878	13878 - Auto Payment	624	\$600.00
03/11/2025	03/11/2025	Deposit from batch 13892	13892 - Payabli Credit Card	625	\$200.00
03/12/2025	03/12/2025	Deposit from batch 13876	13876 - Online Payment	626	\$400.00
03/13/2025	03/13/2025	Deposit from batch 13903	13903 - Scanned Checks	628	\$400.00
03/13/2025	03/13/2025	Deposit from batch 13935	13935 - Auto Payment	629	\$200.00
03/13/2025	03/13/2025	Deposit from batch 13923	13923 - Auto Payment	627	\$400.00
03/14/2025	03/14/2025	Deposit from batch 13954	13954 - Auto Payment	632	\$400.00
03/14/2025	03/14/2025	Deposit from batch 13951	13951 - Scanned Checks	631	\$200.00
03/14/2025	03/17/2025	Deposit from batch 13937	13937 - Online Payment	630	\$200.00
03/17/2025	03/17/2025	Deposit from batch 13989	13989 - Payabli Credit Card	635	\$600.00
03/17/2025	03/18/2025	Deposit from batch 13955	13955 - Online Payment	633	\$350.00
03/18/2025	03/17/2025	Deposit from batch 13980	13980 - Auto Payment	634	\$2.89
03/18/2025	03/18/2025	Deposit from batch 14002	14002 - Payabli Credit Card	636	\$200.00
03/19/2025	03/19/2025	Deposit from batch 14015	14015 - Scanned Checks	637	\$710.20
03/19/2025	03/19/2025	Deposit from batch 14031	14031 - Payabli Credit Card	639	\$150.00
03/20/2025	03/20/2025	Deposit from batch 14036	14036 - Auto Payment	641	\$1,052.89
03/20/2025	03/20/2025	Deposit from batch 14046	14046 - Payabli Credit Card	642	\$200.00
03/20/2025	03/21/2025	Deposit from batch 14017	14017 - Online Payment	640	\$200.00
03/20/2025	03/24/2025	Deposit from batch 14026	14026 - Auto Payment	638	\$200.00
03/21/2025	03/21/2025	Deposit from batch 14058	14058 - Payabli Credit Card	645	\$400.00
03/21/2025	03/21/2025	Deposit from batch 14053	14053 - Auto Payment	644	\$800.00
03/21/2025	03/24/2025	Deposit from batch 14037	14037 - Online Payment	643	\$400.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
03/24/2025	03/25/2025	Deposit from batch 14054	14054 - Online Payment	646	\$1,000.00
03/24/2025	03/31/2025	Deposit from batch 14080	14080 - Payabli Credit Card	648	\$200.00
03/25/2025	03/25/2025	Deposit from batch 14093	14093 - Payabli Credit Card	650	\$200.00
03/25/2025	03/25/2025	Deposit from batch 14096	14096 - Payabli Credit Card	651	\$600.00
03/25/2025	03/25/2025	Deposit from batch 14099	14099 - Payabli Credit Card	652	\$200.00
03/25/2025	03/24/2025	Deposit from batch 14071	14071 - Auto Payment	647	\$175.00
03/25/2025	03/25/2025	Deposit from batch 14086	14086 - Auto Payment	649	\$600.00
03/26/2025	03/26/2025	Deposit from batch 14113	14113 - Payabli Credit Card	655	\$200.00
03/26/2025	03/26/2025	Deposit from batch 14105	14105 - Auto Payment	654	\$402.89
03/26/2025	03/27/2025	Deposit from batch 14085	14085 - Online Payment	653	\$200.00
03/27/2025	03/28/2025	Deposit from batch 14100	14100 - Online Payment	656	\$400.00
03/28/2025	03/28/2025	Deposit from batch 14126	14126 - Online Payment	657	\$200.00
03/31/2025	03/31/2025	Deposit from batch 14176	14176 - Payabli Credit Card	661	\$200.00
03/31/2025	03/31/2025	Deposit from batch 14159	14159 - Auto Payment	658	\$200.00
04/01/2025	03/19/2025	Deposit from batch 14167	14167 - Auto Payment	660	\$200.00
Total Cleared Credits					\$24,011.05
Debits					
02/28/2025	03/05/2025	Samuel M Roth		1022	(\$40.00)
03/03/2025	03/05/2025	PMI Scioto Metro		0	(\$92.58)
03/03/2025	03/05/2025	PMI Scioto Metro		0	(\$1,230.00)
03/07/2025	03/10/2025	South Central Power Company		0	(\$44.00)
03/07/2025	03/10/2025	South Central Power Company		0	(\$71.00)
03/11/2025	03/11/2025	Transfer to SouthState Bank - Reserve 5800			(\$666.67)
03/11/2025	03/13/2025	Stat Integrated Technologies Inc		0	(\$1,647.50)
03/14/2025	03/21/2025	Roth Handyman		1023	(\$40.00)
03/27/2025	03/31/2025	Yardmaster of Columbus Inc		0	(\$725.46)
04/07/2025	03/03/2025	Return	14299 - Move or Return Payment	0	(\$200.00)
Total Cleared Debits					(\$4,757.21)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 42,214.28
Uncleared Items:	(\$14,897.00)
Adjusted Balance:	\$ 57,111.28
Bank Ending Balance:	\$ 57,111.28
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
03/11/2025	03/11/2025	Transfer from SouthState Bank - Operating 22			\$666.67
03/31/2025	03/31/2025	Interest			\$2.65
Total Cleared Credits					\$669.32

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 5,024.00
Uncleared Items:	\$-
Adjusted Balance:	\$ 5,024.00
Bank Ending Balance:	\$ 5,024.00
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
LDF Outdoor Lighting LLC							
03/18/2025	965	02/28/2025	03/15/2025	Paid (check)		\$14,797.00	\$ -
			Stacey Menefee			Payment Type: Check	
					64-5455-00 - Lighting Maintenance / Repair	\$14,797.00	
03/18/2025	1512	02/25/2025	03/15/2025	Paid (check)		\$650.00	-
			Stacey Menefee			Payment Type: Check	
					63-5471-00 - Repairs / Upgrade	\$650.00	
LDF Outdoor Lighting LLC Total:						\$ 15,447.00	\$ 0.00
Neiman Law LLC							
03/27/2025	1723	03/05/2025	03/27/2025	Paid (check)		\$300.00	-
			Stacey Menefee			Payment Type: Check	
					54-5110-00 - Legal Collections	\$300.00	
Neiman Law LLC Total:						\$ 300.00	\$ 0.00
Roth Handyman							
03/14/2025	875	03/05/2025	03/13/2025	Paid (check)		\$40.00	-
			Stacey Menefee			Payment Type: Check	
					63-5470-00 - Snow / Ice Management	\$40.00	
Roth Handyman Total:						\$ 40.00	\$ 0.00
Scioto Metro LLC - Management Module Only							
03/03/2025	6384	03/01/2025	03/03/2025	Paid (ACH)		\$1,230.00	-
			Holly Girard			Payment Type: ACH	
					50-5000-00 - Management Fee	\$1,230.00	
03/03/2025	6416	03/03/2025	03/03/2025	Paid (ACH)		\$92.58	-
			Holly Girard			Payment Type: ACH	
					50-5006-00 - Admin Fee - Bank Return - Account - MH010	\$35.00	
					50-5006-00 - Admin Fee - Delinquency Handling - Account - MH341	\$20.00	
					50-5006-00 - Admin Fee - Delinquency Handling - Account - MH341	\$20.00	
					51-5055-00 - Mgmt - Document Storage - Document Storage	\$5.00	
					50-5010-00 - Reimburse - Payments - Payment Processing	\$8.75	
					50-5010-00 - Reimburse - CINC Mailings - Standard Mailings	\$3.83	
Scioto Metro LLC - Management Module Only Total:						\$ 1,322.58	\$ 0.00
South Central Power Company							
03/07/2025	20250307-376530	02/20/2025	02/26/2025	Paid (EFT)		\$44.00	-
			Adrian Birchler			Payment Type: EFT	
					58-5500-00 - Electricity	\$44.00	
03/07/2025	20250307-339667	02/20/2025	02/26/2025	Paid (EFT)		\$71.00	-
			Adrian Birchler			Payment Type: EFT	
					58-5500-00 - Electricity	\$71.00	
South Central Power Company Total:						\$ 115.00	\$ 0.00
Stat Integrated Technologies Inc							
03/11/2025	17283	02/04/2025	03/07/2025	Paid (ACH)		\$1,647.50	-
			Stacey Menefee			Payment Type: ACH	

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
	63-6000-00 - Lake/Pond Maintenance				\$1,647.50		
				Stat Integrated Technologies Inc Total:		\$ 1,647.50	\$ 0.00
Yardmaster of Columbus Inc							
03/27/2025	121833	03/21/2025	03/27/2025	Paid (ACH)		\$725.46	-
			Stacey Menefee			Payment Type: ACH	
	63-5400-00 - Landscape/Grounds Contract				\$725.46		
				Yardmaster of Columbus Inc Total:		\$ 725.46	\$ 0.00
				Melrose HOA 10 Invoice(s) Totaling:		\$ 19,597.54	\$ 0.00
GRAND 10 Invoice(s) Totaling:						\$19,597.54	\$ 0.00



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

Invoice Number	6384
Invoice Date	03/01/2025

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

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Monthly Fee)						
03/01/2025	Monthly Fee	1.00	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00
Management Fee (Monthly Fee) Total				\$1,230.00	\$0.00	\$1,230.00
MH - Melrose HOA Total				\$1,230.00	\$0.00	\$1,230.00



Invoice

Customer #: 17283
Invoice #: 1186918
Printed: 2/4/2025

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

Service Address

Melrose HOA
Attention: Jackson Brandel
742 McLeod Park
Pickerington, OH 43147

Bus.

Res. (614) 581-7043

PO #:

March 2025 Charge

3/1/2025

\$1,647.50

\$0.00

\$1,647.50

POND MANAGEMENT INCLUDES MUCKBIOTIC PELLETS

AQUA DOC - Columbus

255 Enterprise Dr
Lewis Center, Ohio 43035



PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

	CHECK NO.

Charge My: ☐ DISCOVER ☐ 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 #: 1186918



Cust # 17283

AQUA DOC - Columbus

255 Enterprise Dr
Lewis Center, Ohio 43035

Please Remit: **\$1,647.50**

Printed: 2/4/2025



QUOTE #965

SENT ON:

02/28/2024

RECIPIENT:

Jackson Brandel

C/O Melrose Homeowners Association

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

Product/Service	Description	Qty.
Brass Spot Light (ground mounted)	- MR16 LED replaceable lamp - Wire and connectors - risers as needed	5
Brass Wall Washer (ground mounted)	- G4 LED Bi-Pin replaceable - Wire and connectors - risers as needed	8
Brass Flood Uplight (ground mounted)	- PAR 36 LED replaceable - Wire and connectors - risers as needed	22
300 Watt Stainless Steel Transformer	- (2) com taps - 12-15 volt taps	2
DT200-LT Astronomic Timer (w/transformer install)	- pre-programmed sunset/sunrise times - Battery back up	2
Outdoor Lighting components	Wire and conduit runs Removal of high voltage lights	1
WARRANTY	Manufacturer warranty for the following: - Transformer - 20 yrs - Timer - 2 yrs - Brass Fixtures - 15 yrs -LED Lamps - 7 yrs -LDF will troubleshoot and repair any issues for no charge for one year from the date of completion.	1

A deposit of \$7,398.50 will be required to begin.



QUOTE #965

SENT ON:

02/28/2024

Subtotal	\$14,797.00
Product sales tax included (0.0%)	\$0.00
Total	\$14,797.00

This agreement is valid for 30 days after which time it may be subject to change.

This includes the following:

1. *Cleanup of electrical boxex behind the east "Melrose" entry sign*
2. *Putting the West outlets to alway be "HOT" and not tied into timer lights*
3. *Putting the lighting on separate circuits to be controlled individually*

jdb 3.1.25

Signature:  DN: cn=Jackson Brandel, o=Melrose Homeowners Association, Inc., ou=President, email=jacksonbrandel@gmail.com, c=US
Date: 2025.03.04 13:20:39 -05'00'

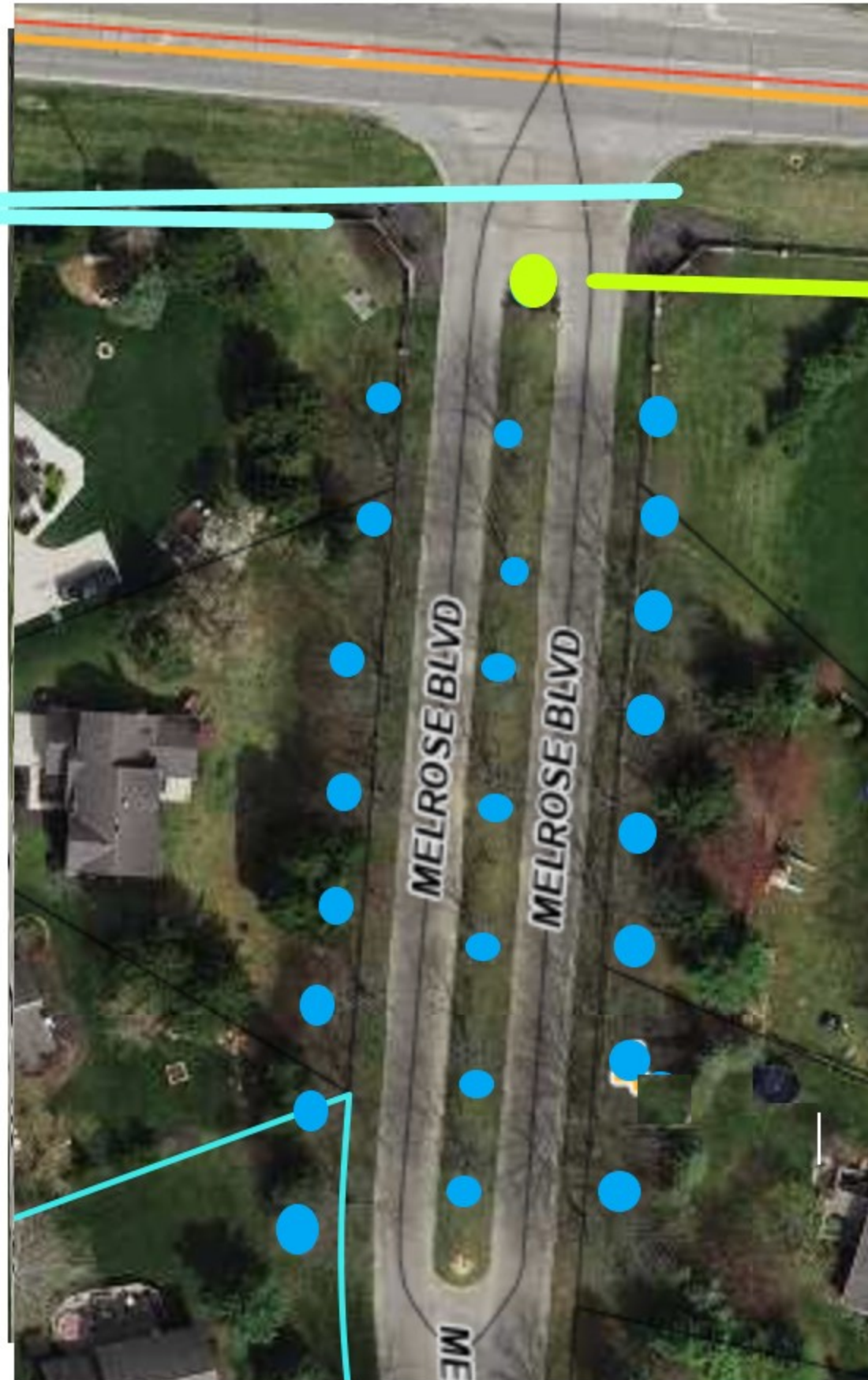
Date: 3.4.25

All wire runs between trees will be ran in conduit going into each tree bed

2 transformers (1 on each side) with astronomic timers in place

Transformer total cost per is \$368

Astronomic timer total cost per is \$68



New tree light



Uplight trees behind the wall





QUOTE #1512

SENT ON:

02/25/2025

RECIPIENT:

Jackson Brandel

C/O Melrose Homeowners Association

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

Product/Service	Description	Qty.
Brass Wall Washer (ground mounted)	- G4 LED Bi-Pin replaceable lamp= - Wire and connectors - Brass risers	2

Subtotal	\$650.00
Product sales tax included (0.0%)	\$0.00
Total	\$650.00

This agreement is valid for 30 days after which time it may be subject to change.

This includes the following:

1. Cleanup of electrical boxes both in flowerbeds & along maintenance post

jdb 3.1.25

Signature:  DN: cn=Jackson Brandel, o=Melrose Homeowners Association, Inc., ou=President, email=jacksonbrandel@gmail.com, c=US
Date: 2025.03.04 13:15:33 -0500

Date: 3.4.25



*New rock bed lights
Put on matching brass
riser and shine down on
each (2) big rocks*



Reference to show the effect...



Reimbursement Request Form

REQUESTOR INFORMATION

Association Name:

Requestor Name:

Property Address:

City/State/Zip:

Email: **Phone:**

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

SSN:

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

Mailing Address:

City/State/Zip:

REIMBURSEMENT INFORMATION

Reimbursement Amount Requested (\$):

Description of Reimbursable Expenses:

2.17.25 snow removal of violet elementary path

Receipt(s) Included: ☐ Check to Confirm

Reimbursement by: ☐ ACH ☒ Check

Routing #: **Account #:**

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

Normal request processing is up to 10 business days.

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

Email: team@pmisciotometro.com

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

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

Invoice

DATE	INVOICE #
3/5/2025	875

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

DUE DATE
3/17/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Snow Removal	2/17/2025 3" Snow Removal on Violet Elementary path and sidewalks	1	40.00	40.00 0.00 0.00
		Total	40.00	
		Balance Due	40.00	

**Yardmaster of Columbus, Inc**

6755A Taylor Road
Blacklick, OH 43004
Telephone: 614.863.4510

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

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

Invoice

Purchase Order		Invoice No	Date
		121833	3/21/2025
Job Number	Page	Account No	Terms
128031 / 1	1	837948	Email Invoice
Job Name		Salesperson	
Melrose HOA		4003	

For:
Melrose HOA
3944 Boyer Ridge Drive
Canal Winchester OH 43110

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
003 Lawn Application - Spring	1	3/13/2025	1.00	Each	\$660.00	\$660.00
00 Fuel Surcharge	1	3/13/2025	1.00		\$9.90	\$9.90
000 Environmental yardwaste disposal fee	1	3/13/2025	1.00		\$4.95	\$4.95

To pay by credit card please complete this form and email Justina at jstevens@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 # 121833

Name on card: _____

Card # _____

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

Signature: _____

Subtotal	\$674.85
Taxable	\$674.85
Tax	\$50.61
Payments	\$0.00
Total	\$725.46

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*