

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
SouthState Bank - Operating Acct	\$6,438.54	\$0.00	\$6,438.54
Total: CASH - OPERATING	\$6,438.54	\$0.00	\$6,438.54
CASH - RESERVE			
SouthState Bank - Reserve	\$0.00	\$2,515.80	\$2,515.80
Total: CASH - RESERVE	\$0.00	\$2,515.80	\$2,515.80
Total: Assets	\$6,438.54	\$2,515.80	\$8,954.34
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessment	\$815.72	\$0.00	\$815.72
Total: CURRENT LIABILITIES - OPERATING	\$815.72	\$0.00	\$815.72
EQUITY - OPERATING			
Retained Earnings - Operating	\$17,855.31	\$0.00	\$17,855.31
Total: EQUITY - OPERATING	\$17,855.31	\$0.00	\$17,855.31
Net Income Gain/Loss	\$0.00	\$2,515.80	\$2,515.80
Net Income Gain/Loss	(\$12,232.49)	\$0.00	(\$12,232.49)
Total: Liabilities & Equity	\$6,438.54	\$2,515.80	\$8,954.34

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment General	\$1,280.95	\$-	\$1,280.95	\$64,496.29	\$59,700.00	\$4,796.29	\$59,700.00
Total ASSESSMENT INCOME	\$1,280.95	\$-	\$1,280.95	\$64,496.29	\$59,700.00	\$4,796.29	\$59,700.00
OTHER INCOME							
4520-00 Legal Fee Income	3,087.45	-	3,087.45	3,087.45	-	3,087.45	-
4570-00 Miscellaneous Income	-	-	-	300.00	-	300.00	-
4600-00 Delinquent Fee Income	-	-	-	2,799.04	-	2,799.04	-
4610-00 Violation Fee Income	112.39	-	112.39	1,137.39	-	1,137.39	-
4801-00 Mgmt Admin Fee - Delinquency	50.00	-	50.00	1,340.00	-	1,340.00	-
4802-00 Mgmt Admin Fee - Collections	100.00	-	100.00	1,180.00	-	1,180.00	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	35.00	-	35.00	-
Total OTHER INCOME	\$3,349.84	\$-	\$3,349.84	\$9,878.88	\$-	\$9,878.88	\$-
Total OPERATING INCOME	\$4,630.79	\$-	\$4,630.79	\$74,375.17	\$59,700.00	\$14,675.17	\$59,700.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Mgmt Contract	1,230.85	1,230.85	-	13,539.35	13,539.35	-	14,770.20
5001-00 Mgmt Misc	200.00	-	(200.00)	220.00	-	(220.00)	-
5005-00 Office Supplies/Expense	-	40.00	40.00	-	440.00	440.00	480.00
5006-00 Mgmt Admin Fees	379.29	-	(379.29)	3,725.00	-	(3,725.00)	-
5010-00 Mailings	19.11	185.00	165.89	1,387.26	2,035.00	647.74	2,220.00
5020-00 Printing	-	-	-	16.80	75.00	58.20	75.00
Total ADMINISTRATIVE EXPENSES	\$1,829.25	\$1,455.85	(\$373.40)	\$18,888.41	\$16,089.35	(\$2,799.06)	\$17,545.20
OTHER ADMINISTRATIVE							
5050-00 Taxes & Fees	-	-	-	405.68	425.00	19.32	425.00
5055-00 Document Storage	-	-	-	429.00	-	(429.00)	-
5081-00 Meeting Expense	-	-	-	225.00	-	(225.00)	-
5085-00 Misc Admin Expense	-	-	-	207.07	-	(207.07)	-
5087-00 Social/Activities Expense	-	100.00	100.00	125.91	1,100.00	974.09	1,200.00
5170-00 Website Expenses	142.05	9.67	(132.38)	142.05	106.33	(35.72)	116.00
Total OTHER ADMINISTRATIVE	\$142.05	\$109.67	(\$32.38)	\$1,534.71	\$1,631.33	\$96.62	\$1,741.00
INSURANCE EXPENSES							
5045-00 Insurance Expense	-	86.59	86.59	1,967.44	952.49	(1,014.95)	1,039.08
Total INSURANCE EXPENSES	\$-	\$86.59	\$86.59	\$1,967.44	\$952.49	(\$1,014.95)	\$1,039.08
PROFESSIONAL EXPENSES							
5100-00 Legal General	-	150.00	150.00	1,417.00	1,650.00	233.00	1,800.00
5110-00 Legal Collections	-	-	-	3,087.45	-	(3,087.45)	-
5152-00 Audit/Tax Preparation	-	-	-	250.00	300.00	50.00	300.00
Total PROFESSIONAL EXPENSES	\$-	\$150.00	\$150.00	\$4,754.45	\$1,950.00	(\$2,804.45)	\$2,100.00
UTILITIES							
5500-00 Electricity	231.00	208.33	(22.67)	2,521.00	2,291.67	(229.33)	2,500.00
Total UTILITIES	\$231.00	\$208.33	(\$22.67)	\$2,521.00	\$2,291.67	(\$229.33)	\$2,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPE EXPENSES							
5400-00 Landscape/Grounds Contract	\$862.41	\$1,935.00	\$1,072.59	\$18,252.80	\$21,285.00	\$3,032.20	\$23,220.00
5420-00 Landscape Other	16,921.07	-	(16,921.07)	16,921.07	-	(16,921.07)	-
5430-00 Front Entrance / Mulch / Cleaning	-	-	-	194.00	-	(194.00)	-
5470-00 Snow / Ice Management	-	-	-	30.00	-	(30.00)	-
6000-00 Lake/Pond Maintenance	-	-	-	3,831.00	3,295.00	(536.00)	3,295.00
Total LANDSCAPE EXPENSES	\$17,783.48	\$1,935.00	(\$15,848.48)	\$39,228.87	\$24,580.00	(\$14,648.87)	\$26,515.00
MAINTENANCE/REPAIRS							
5422-00 Paint & Painting Supplies	-	-	-	341.99	-	(341.99)	-
5455-00 Lighting Maintenance / Repair	-	-	-	5,230.00	-	(5,230.00)	-
5752-00 General Maintenance / Repair	-	140.00	140.00	5,740.79	1,594.72	(4,146.07)	1,734.72
5780-00 Exterior Pressure Washing / Other	-	-	-	900.00	-	(900.00)	-
6763-00 Fountain Maintenance / Repair	-	-	-	-	525.00	525.00	525.00
Total MAINTENANCE/REPAIRS	\$-	\$140.00	\$140.00	\$12,212.78	\$2,119.72	(\$10,093.06)	\$2,259.72
RESERVE CONTRIBUTION							
8500-00 Reserve Contribution	500.00	500.00	-	5,500.00	5,500.00	-	6,000.00
Total RESERVE CONTRIBUTION	\$500.00	\$500.00	\$-	\$5,500.00	\$5,500.00	\$-	\$6,000.00
Total OPERATING EXPENSE	\$20,485.78	\$4,585.44	(\$15,900.34)	\$86,607.66	\$55,114.56	(\$31,493.10)	\$59,700.00
Net Income:	(\$15,854.99)	(\$4,585.44)	(\$11,269.55)	(\$12,232.49)	\$4,585.44	(\$16,817.93)	\$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	\$500.00	\$500.00	\$-	\$5,500.00	\$5,500.00	\$-	\$6,000.00
4910-00 Bank Interest Reserve	2.60	-	2.60	15.80	-	15.80	-
Total RESERVE INCOME	\$502.60	\$500.00	\$2.60	\$5,515.80	\$5,500.00	\$15.80	\$6,000.00
Total RESERVE INCOME	\$502.60	\$500.00	\$2.60	\$5,515.80	\$5,500.00	\$15.80	\$6,000.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9000-00 Reserve - Miscellaneous	3,000.00	-	(3,000.00)	3,000.00	-	(3,000.00)	-
Total RESERVE EXPENSES	\$3,000.00	\$-	(\$3,000.00)	\$3,000.00	\$-	(\$3,000.00)	\$-
Total RESERVE EXPENSE	\$3,000.00	\$-	(\$3,000.00)	\$3,000.00	\$-	(\$3,000.00)	\$-
Net Reserve:	(\$2,497.40)	\$500.00	(\$2,997.40)	\$2,515.80	\$5,500.00	(\$2,984.20)	\$6,000.00

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
SouthState Bank - Operating 2281: ***2281		Current Balance:	\$4,966.85	
11/5/24 4:32 pm Holly Girard	Hoyt Baker Refund overpayment of assessments to \$0 balance	845 Dunvegan Court Pickerington, OH 43147	1012	\$333.08
11/5/24 4:32 pm Holly Girard	Neiman Law LLC Invoice: 1517	580 S. High Street Ste 120 Columbus, OH 43215	1013	\$3,087.45
11/15/24 3:59 pm Holly Girard	Jackson Brandel Invoice: 20241106-93279002	891 Selkirk Way Pickerington, OH 43147	1014	\$142.05
11/26/24 12:16 pm Holly Girard	Environmental Management Inc Invoice: IN59570	8220 Industrial Parkway Plain City, OH 43064	1015	\$862.41
SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed				\$4,424.99
Melrose HOA Total Check(s) & Amount Printed			4	\$4,424.99

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
10/31/2024		Refund Overpayments	11091 - Manual Posting	0	(\$333.08)
10/31/2024		Refund Over Payment - Baker, Hoyt		508	\$333.08
11/25/2024		Environmental Management Inc		1015	(\$862.41)
Total Uncleared					(\$862.41)
Cleared Items					
Credits					
11/05/2024	11/05/2024	Deposit from batch 11137	11137 - Auto Payment	510	\$2.89
11/06/2024	11/06/2024	Deposit from batch 11135	11135 - Scanned Checks	511	\$4,329.84
11/13/2024	11/12/2024	Deposit from batch 11204	11204 - Auto Payment	515	\$2.89
11/18/2024	11/18/2024	Deposit from batch 11276	11276 - Auto Payment	517	\$82.89
11/18/2024	11/15/2024	Deposit from batch 11275	11275 - Auto Payment	516	\$150.00
11/25/2024	11/25/2024	Deposit from batch 11326	11326 - Auto Payment	518	\$2.89
11/26/2024	11/26/2024	Deposit from batch 11337	11337 - Scanned Checks	519	\$80.95
Total Cleared Credits					\$4,652.35
Debits					
10/31/2024	11/13/2024	Neiman Law LLC		1013	(\$3,087.45)
10/31/2024	11/18/2024	Hoyt Baker		1012	(\$333.08)
11/01/2024	11/05/2024	PMI Scioto Metro		0	(\$1,230.85)
11/01/2024	11/05/2024	PMI Scioto Metro		0	(\$598.40)
11/05/2024	11/06/2024	South Central Power Company		0	(\$231.00)
11/10/2024	11/12/2024	Transfer to SouthState Bank - Reserve 5800			(\$500.00)
11/14/2024	11/20/2024	Jackson Brandel		1014	(\$142.05)
11/25/2024	11/27/2024	Yardmaster of Columbus Inc		0	(\$16,921.07)
Total Cleared Debits					(\$23,043.90)

SouthState Bank - Operating 2281 Summary

Ending Account Balance:	\$ 6,438.54
Uncleared Items:	(\$862.41)
Adjusted Balance:	\$ 7,300.95
Bank Ending Balance:	\$ 4,952.45
Difference:	\$2,348.50

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
11/10/2024	11/12/2024	Transfer from SouthState Bank - Operating			\$500.00
		22			
11/29/2024	11/29/2024	Interest			\$2.60
Total Cleared Credits					\$502.60
Debits					
11/25/2024	11/27/2024	Yardmaster of Columbus Inc		0	(\$3,000.00)
Total Cleared Debits					(\$3,000.00)

SouthState Bank - Reserve 5800 Summary

Ending Account Balance:	\$ 2,515.80
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,515.80
Bank Ending Balance:	\$ 2,515.80
Difference:	\$-

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
EMSI Inc							
11/25/2024	IN59570	10/31/2024	11/21/2024	Paid (check)		\$862.41	\$ -
			Stacey Menefee			Payment Type: Check	
					EMSI Inc Total:	\$ 862.41	\$ 0.00
Jackson Brandel							
11/14/2024	20241106-93279002	11/06/2024	11/14/2024	Paid (check)		\$142.05	-
			Stacey Menefee			Payment Type: Check	
					Jackson Brandel Total:	\$ 142.05	\$ 0.00
Scioto Metro LLC - Management Module Only							
11/01/2024	5018	11/01/2024	11/01/2024	Paid (ACH)		\$1,230.85	-
			Holly Girard			Payment Type: ACH	
11/01/2024	5046	11/01/2024	11/01/2024	Paid (ACH)		\$598.40	-
			Holly Girard			Payment Type: ACH	
					Scioto Metro LLC - Management Module Only Total:	\$ 1,829.25	\$ 0.00
South Central Power Company							
11/05/2024	20241105-376530	10/21/2024	11/13/2024	Paid (EFT)		\$231.00	-
			Stacey Menefee			Payment Type: EFT	
					South Central Power Company Total:	\$ 231.00	\$ 0.00
Yardmaster of Columbus Inc							
11/25/2024	119660-O	11/07/2024	11/21/2024	Paid (ACH)		\$16,921.07	-
			Stacey Menefee			Payment Type: ACH	
11/25/2024	119660-R	11/19/2024	11/22/2024	Paid (ACH)		\$3,000.00	-
			Stacey Menefee			Payment Type: ACH	
					Yardmaster of Columbus Inc Total:	\$ 19,921.07	\$ 0.00
					Melrose HOA 7 Invoice(s) Totaling:	\$ 22,985.78	\$ 0.00
GRAND 7 Invoice(s) Totaling:						\$22,985.78	\$ 0.00



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

Invoice Number	5018
Invoice Date	11/01/2024

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)						
11/01/2024	Monthly Fee	1.00	\$1,230.85	\$1,230.85	\$0.00	\$1,230.85
Management Fee (Monthly Fee) Total				\$1,230.85	\$0.00	\$1,230.85
MH - Melrose HOA Total				\$1,230.85	\$0.00	\$1,230.85



Invoice

#IN59570

10/31/2024

P.O. Box 175
Dublin, OH 43017-0175
(614) 876-9988
info@landscapepros.com

Client

Accounts Payable
PMI Scioto Metro
Attn: Adrian Birchler
1355 King Ave, Ste 200
Columbus OH 43212
United States

Project

Melrose HOA
891 Selkirk Way
Pickerington OH 43147
United States

Terms	Due Date	PO #	Project	Shipping Method
Net 30	11/30/2024		111659	

Item	Quantity	UOM	Price	Total
Mowing Primary Service Dates: 10/09/2024 (1) 10/21/2024 (1)	2	EA	\$403.94	\$807.88

			Subtotal	\$807.88
			Tax Total (6.75%)	\$54.53
			Total	\$862.41



IN59570

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:

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

Receipt

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

No 3368287423

DATE:	CUSTOMER #:
11/6/2024	93279002
BILL TO:	PAYMENT:
jackson brandel 891 Selkirk Way, Pickerington, Ohio 43147, United States MelroseHOA +1.6145817043	Paypal .PayPal Agreement ###15H
	\$142.05
Previous Balance	\$142.05
Received Payment	(\$142.05)
Balance Due (USD)	\$0.00

Term	Product	Amount
1 yr	.COM Domain Renewal MELROSEHOA.com ¹	\$21.99
1 yr	Windows Hosting Economy Renewal old.melrosehoa.com	\$119.88
	Subtotal	\$141.87
	Taxes	\$0.00
	Fees	\$0.18
	Total (USD)	\$142.05

REFERENCE	
Taxes	\$0.00
GoDaddy.com, LLC 2155 E GoDaddy Way, Tempe, Arizona 85284, United States	\$0.00
Fees	\$0.18
1. ICANN	\$0.18
MELROSEHOA.com	\$0.18

[Universal Terms of Service](#)

**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
		119660	11/7/2024
Job Number	Page	Account No	Terms
128031 / 5	1	837948	Email Invoice
Job Name		Salesperson	
Melrose		4003	

For:
Melrose
3944 Boyer Ridge Drive
Canal Winchester OH 43110

Description	Grp	Work Date	Quantity	Unit	Unit Price	Ext Price
Melrose Entry Hill Rd. REV #3	5	10/29/2024	1.00	Each	\$2,975.05	\$2,975.05
Inverness at Melrose REV #2	4	10/30/2024	1.00	Each	\$3,141.98	\$3,141.98
Entry Plantings REV #1	3	11/5/2024	1.00	Each	\$12,006.42	\$12,006.42

Main Entrance Refugee Road: please see center island planting included as separate line item.

Boulevard Island Hill Road: includes a combination of #57 Gravel and on Weed barrier. Priced to be installed with larger portion of project.

Center Island Refugee Road Entry: priced to be installed with larger portion of project.

Additional Planting at Inverness Entrance: Includes renovating and reducing size of the bed across the street from the Inverness entry sign. Mulch for this bed is already included in main Inverness sign work as noted.

00 Fuel Surcharge	3	11/5/2024	1.00		\$271.85	\$271.85
000 Environmental yardwaste disposal fee	3	11/5/2024	1.00		\$135.93	\$135.93

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 Ashley at alocker@yardmaster.com



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

Job Name: 128031 Melrose # 119660

Name on card: _____

Card # _____

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

Signature: _____

Subtotal	\$18,531.23
Taxable	\$18,531.23
Tax	\$1,389.84
Payments	\$0.00
Total	\$19,921.07

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*