

Scioto Township
August 6, 2026
7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. **SCIOTO TOWNSHIP BOARD OF TRUSTEES PUBLIC HEARING**
The Scioto Township Board of Trustees will meet at 7:00 p.m. on Thursday, August 6th, 2026 at the Scioto Township Hall located at 3737 Ostrander Rd., Ostrander, Ohio 43061 to consider the following:
 1. Public Hearing to consider a recommendation by the Scioto Township Zoning Commission to approve a permit application submitted by Ohio Land Developers LLC to change 5.4 acres located at 3794 Ostrander Road, Ostrander, Ohio 43061. Parcel ID# 40010001053001 from FR-1 zoning to Planned Commercial to permit the development of a Farm Brewery & Event Center.
5. Approval of the Minutes – July 16, 2026
6. Public Comment
7. Maintenance Report – Pat Williams
8. Zoning Inspector Report – Ryan Stoner
9. Fire Chief Report – Chief McIntire
10. Fiscal Officers Report – Kathy Melvin
 - a. Schedule
11. Trustee Reports
Sandra Stults – Building Cleaning Position
Ralph Moseley – No report submitted
Matthew Akers
 - Lightening Baseball Team Equipment & Maintenance Purchase
 - Ostrander Youth Athletic Associate New Contract Agreement
 - Jacktown Road Temporary Improvement Follow-up
 - Comprehensive Plan Update
12. Old Business
13. New Business
14. Pay Bills
15. Executive Session - to discuss the employment, dismissal, compensation of an employee
16. Adjourn

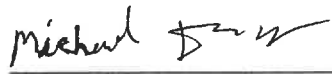
SCIOTO TOWNSHIP BOARD OF TRUSTEES
SIGN IN
August 6, 2026

	Joseph McEmm	270 Bluegrass way
Sign	Print	Address

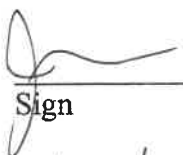
	John Bowe	40 5 TH ST
Sign	Print	Address

	Deborah Young Bond	405 4 TH ST.
Sign	Print	Address

Lisa + Jeff Kasberg	8949 Mills Road	
Sign	Print	Address

	Mike Downard	10461 Marysville Rd.
Sign	Print	Address

	Nick Curtis	100 N. Main St
Sign	Print	Address

	Jason Wirth	442 Long Tal
Sign	Print	Address

	Regina Long	6403 Degood Rd
Sign	Print	Address

	Brandon Rowoldt	7219 Fontaineble Rd.
Sign	Print	Address

	Jeff Cuth	8115 Campbell
Sign	Print	Address

SCIOTO TOWNSHIP BOARD OF TRUSTEES

SIGN IN

August 6, 2026

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**SCIOTO TOWNSHIP TRUSTEES
RECORDING OF PROCEEDINGS
August 6, 2026**

REGULAR MEETING PROCEEDINGS SUMMARY:

The trustees of Scioto Township met in regular session, Thursday, August 6, 2026 at 7:00pm at the Township Hall, 3737 Ostrander Rd., Ostrander, OH 43061. Board members present were Ralph Moseley and Matthew Akers. Also present were Fiscal Officer, Kathy Melvin, Chief McIntire and Interim Zoning Inspector, Ryan Stoner. Sandra Stults and Road/Maintenance Pat Williams were absent. Others in attendance are included on the sign in sheet.

The Public Hearing began at 7:02 pm.

SCIOTO TOWNSHIP BOARD OF TRUSTEES PUBLIC HEARING

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- Public Hearing to consider a recommendation by the Scioto Township Zoning Commission to approve a permit application submitted by Ohio Land Developers LLC to change 5.4 acres located at 3794 Ostrander Road, Ostrander, Ohio 43061. Parcel ID# 40010001053001 from FR-1 zoning to Planned Commercial to permit the development of a Farm Brewery & Event Center.

Ohio Land Developers were present to present and answer any questions regarding the zoning change for the Micro Brewery Plan.

Discussion as follows:

- Trustee Moseley felt it was planned out very nice.
- Trustee Stults had provided recommendations such as Knox box, engineering off Ostrander Road and to be sure all approvals are received by the Engineers Office.
- Trustee Akers spoke with the County Engineers and reviews have been made. A traffic study will be completed and ODOT could make requirement changes depending on the study outcome.
- Resident John Bowden is very concerned with the zoning review and appropriate sanitary recommendations. In verifying with the plans with the county, the county stated they had not received any plans at this time.
- Resident Virginia Sheffield: asked what the difference was between neighborhood commercial vs planned commercial zoning.
- Resident and Village Mayor Joe Proemm provided concerns because Delaware County Regional Planning was not completely supportive of the plan. He is also concerned the plan is not complete. Such as things not listed as driveway material, dust control, waste water run off, chemicals etc.
- Trustee Akers asked what risks have been provided.

Trustee Moseley moved to approve the Micro Brewery Plan as submitted with the Zoning Commission stipulations. The motion was seconded by Trustee Akers. The roll call vote:

Ms. Stults-absent, Mr. Moseley-yes, and Mr. Akers-yes. The motion passed with 2-yes and 0-no votes.

Public hearing closed at 7:20 p.m.

APPROVAL OF MINUTES:

Trustee Moseley moved to accept the minutes of the July 16, 2026, as presented by the Fiscal Officer. The motion was seconded by Trustee Akers. The roll call vote: Ms. Stults-absent, Mr. Moseley-yes, and Mr. Akers-yes. The motion passed with 2-yes and 0-no votes.

PUBLIC COMMENT:

- Resident Debra Young-Bowden stated precedent being set could cause long term problems.

MAINTENANCE DEPARTMENT, Scioto Township – No Report

ZONING REPORT – Ryan Stoner –

- Total permits for July were 6 for a total of \$600.00
- Permits included 2 Ag Exemptions, 1 Inground pool, 1 Residential Addition, 1 Single Family Residence, and 1 Deck.

FIRE CHIEF’S REPORT: Chief McIntire - See attached report

- Purchase Orders
PO-08-06-2026-1 Grainger Industrial Supply – 3 New and Replacement Gas and Battery Powered Saw Units, and 1 – New Battery Powered Portable Light Unit, and M18 Batteries, \$7,500.00.
- Apparatus, Equipment or Station Repairs –Rescue 371 – Remains Out of Service for Recondition and Updates at Heritage Fire Equipment. Unit is currently at Paint Repair status. Annual Pump Test – Atlantic Emergency Solutions completed Annual Pump Testing and all units Passed Pump Test. Pump Preventive Maintenance will be completed in Mid-August. Annual SCBA Testing – Atlantic Emergency Solutions completed Annual SCBA Bench Test and all units Passed Inspection.
- Squad 371 – Unit is currently in production at Pierce in Bradenton Florida. Atlantic Emergency Solutions has given a delivery date of 9/15/26 for the new unit. Loan documents will need to be signed in early September at the Richwood Bank.
- Concrete Apron Project – Project is complete. Fire personnel completed grading and seeding around the new Concrete Apron. Will need to apply a Concrete Sealer in September.
- Orange Township – Meeting is be set up to discuss Pump and Fire Apparatus Maintenance on our fleet.
- Gov Deals – Deem the following equipment surplus and for sale on the Gov Deals Site – Genesis Hydraulic Power Unit, Genesis Hydraulic Cutter Unit, Genesis Hydraulic Spreader Unit, Genesis Hydraulic Ram Unit, Genesis Battery Powered Backup Unit, and 110 Volt Electrical Power Cord Reel Unit.

Good to The Order:

- Tanker 371 – Has been sold and delivered to East Concho Volunteer Fire Department in Texas. We will receive around \$67,500.00 for the unit. The cost of this piece of apparatus in 2003 was \$125,000.00. Pretty happy with the outcome and know that this piece of apparatus went to a good home.
- E372 for service then E371 in for service

Trustee Moseley made a motion to approve the fire chiefs report. The motion was seconded by Trustee Akers. The roll call vote: Ms. Stults-absent, Mr. Moseley-yes, and Mr. Akers-yes. The motion passed with 2-yes and 0-no votes.

FISCAL OFFICERS REPORT:

- Receipts: \$31,925.58
- Payables: \$80,054.81
- Will be out of town but will supply list to Trustees

TRUSTEE REPORTS:

Trustee Stults – Absent

- Fiscal Officer provided information on building cleaning position
 - The township has been without a cleaning person for several months. The fire department has been helping out immensely with helping to keep the building clean. An interested party would like to take on the position if Trustees are interested in hiring.

Trustee Akers made a motion to hire a cleaning person to clean the township hall area. The motion was seconded by Trustee Moseley. The roll call vote: Ms. Stults-absent, Mr. Moseley-yes, and Mr. Akers-yes. The motion passed with 2-yes and 0-no votes.

Trustee Moseley

- REA for Jacktown Road
 - Would like to discuss with Pat from maintenance if there is anything he can do to help with the repairs
 - The third-party that was interested is concerned after reviewing the road patching is not the best way to go
 - Will be assessed for the OPWC Grant

Trustee Akers

- Lightening Baseball Team
 - Contract ended on July 31
- A new Contract from the OYAA Rec league to be signed and they have added the front field to their insurance
- Rec league will be purchasing some of the equipment the Lightening had purchased and was using at the field.

Trustee Moseley made a motion to approve the OYAA Rec League contract. The motion was seconded by Trustee Akers. The roll call vote: Ms. Stults-absent, Mr. Moseley-yes, and Mr. Akers-yes. The motion passed with 2-yes and 0-no votes.

- Comprehensive Plan Update
 - Steering committee met with DCRPC this evening and worked through a questionnaire to receive feedback from our residents which will be used to re-write our Zoning Resolution and Comprehensive Plan. The last time our Comprehensive Plan was modified was 2005.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

Trustee Akers made a motion to pay bills. The motion was seconded by Trustee Moseley. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-absent. The motion passed with 2-yes and 0-no votes.

Trustee Akers made a motion to go into executive session to discuss the employment, dismissal, compensation of an employee at 7:32pm. The motion was seconded by Trustee Moseley. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-absent. The motion passed with 2-yes and 0-no votes.

Trustee Akers made a motion to return to regular session at 7:55pm. The motion was seconded by Trustee Moseley. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-absent. The motion passed with 2-yes and 0-no votes.

Trustee Akers made a motion to terminate Zoning Inspector Kyle McKittrick and bring interim Zoning Inspector Ryan Stoner as the Zoning Inspector and raise his pay to \$750 per month. The changes would take affect August 1, 2026. The motion was seconded by Trustee Moseley. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-absent. The motion passed with 2-yes and 0-no votes.

Trustee Akers made a motion to pay the new cleaning person \$20/hour and provide an employee agreement for this position. The motion was seconded by Trustee Moseley. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-absent. The motion passed with 2-yes and 0-no votes.

No further business.

Trustee Akers made a motion to adjourn. The motion was seconded by Trustee Moseley. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-absent. Motion passed with 2-yes and 0-no vote.

Meeting adjourned at 7:59 pm.

Sandra Sheff

Rachel Mork

Mark B. Allen

Certified by: Kathy Nelson
Fiscal Officer

The Scioto Township Zoning Commission approved this application and development plan with the following conditions:

1. A complete and approved engineering report from the County Engineer.
2. An updated assessment completed by the Scioto Township Fire Department. The commission would like confirmation from the Scioto Township Fire Department that their expectations included in the plan have been met or there is a plan in place to ensure the expectations will be met. This could be a formal confirmation by Lt. John SB that the Fire Department expectations stand as is, but the commission would like a revised assessment completed by the Scioto Township Fire Department.
3. A commitment in writing to update the Township Trustees and the Zoning Chair on the progress of the development plan quarterly (every three months) to keep the Township informed on the progress of the plan. These could be in writing or in person. We could agree on the duration of when they would end.
4. Ohio Land Developers submit to the Scioto Township Zoning Commission the approved wastewater plan that includes the brewing machines and restroom facilities.

July 2026

PROJECT	DATE	DDRES	TYPE OF ACTION	NAME OF APPLICANT	BZA ACTION	FEE	PAID DATE	STATUS
26-17	6/30/2026	9320 M	Residential Addition	Tyler Rea	N/A	\$150.00	7/20/2026	Approved
26-18	7/14/2026	3600 SI	Inground Pool	Darin Hitt	N/A	\$75.00	7/20/2026	Approved
26-19	7/20/2026	585 Bri	Ag Exemption	Kim Dye	N/A	N/A	7/20/2026	Approved
26-20	7/20/2026	3083 SI	Ag Exemption	Karl Jentgen	N/A	N/A	7/20/2026	Approved
26-21	7/10/2026	Carr Rc	Single Family Res	Garrett Raney	N/A	\$325.00	8/4/2026	Approved
26-23	7/2/2026	6878 D.	Deck	Michael Yoder	N/A	\$50.00	8/4/2026	Approved
GRAND TOTAL:						\$600.00		

Row Labels	Count
Ag Exemption	2
Inground Pool	1
Residential Addition	1
Single Family Res	1
Deck	1
Total	6

SCIOTO TOWNSHIP FIRE DEPARTMENT



3737 OSTRANDER RD
OSTRANDER, OHIO 43061



MARVIN MCINTIRE, CHIEF

August 6, 2026 Board Meeting

Purchase Orders – Grainger Industrial Supply – 3 New and Replacement Gas and Battery Powered Saw Units, and 1 – New Battery Powered Portable Light Unit, and M18 Batteries, \$7,500.00.

Apparatus, Equipment or Station Repairs –Rescue 371 – Remains Out of Service for Recondition and Updates at Heritage Fire Equipment. Unit is currently at Paint Repair status. Annual Pump Test – Atlantic Emergency Solutions completed Annual Pump Testing and all units Passed Pump Test. Pump Preventive Maintenance will be completed in Mid-August. Annual SCBA Testing – Atlantic Emergency Solutions completed Annual SCBA Bench Test and all units Passed Inspection.

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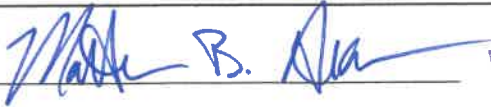
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Governing Board Signature Page

UAN v2026.2

08/06/2026

Item	Reviewed By
Payment Listing	 Matt Akers
	Ralph Moseley
	Sandra Stults
	Kathy Melvin

SCIOTO TOWNSHIP, DELAWARE COUNTY

8/5/2026 8:23:37 PM

Payment Listing

UAN v2026.2

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
305-2026	08/04/2026	07/13/2026	CH	Del-Co Water Co, Inc.	\$33.50	O
310-2026	08/04/2026	07/13/2026	CH	Del-Co Water Co, Inc.	\$65.26	O
318-2026	08/07/2026	08/03/2026	EP	Matthew Akers	\$1,091.83	O
319-2026	08/07/2026	08/03/2026	EP	Robert Barcus	\$2,177.55	O
320-2026	08/07/2026	08/03/2026	EP	Olivia Clements	\$45.67	O
321-2026	08/07/2026	08/03/2026	EP	Adam M DeMarco	\$234.73	O
322-2026	08/07/2026	08/03/2026	EP	JACOB DIETZ	\$1,197.76	O
323-2026	08/07/2026	08/03/2026	EP	Enzo DiRocco	\$283.44	O
324-2026	08/07/2026	08/03/2026	EP	BRIAN GOODALL	\$850.32	O
325-2026	08/07/2026	08/03/2026	EP	Joshua Guy	\$1,099.83	O
326-2026	08/07/2026	08/03/2026	EP	David H Hausfeld	\$1,073.50	O
327-2026	08/07/2026	08/03/2026	EP	LANDON HECKEL	\$717.56	O
328-2026	08/07/2026	08/03/2026	EP	Luke Hrynkow	\$1,469.94	O
329-2026	08/07/2026	08/03/2026	EP	MICHAEL S JOHNSON	\$425.16	O
330-2026	08/07/2026	08/03/2026	EP	Mackenzie Langdon	\$638.32	O
331-2026	08/07/2026	08/03/2026	EP	Michael D Long	\$230.29	O
332-2026	08/07/2026	08/03/2026	EP	Kyle A McIntire	\$307.22	O
333-2026	08/07/2026	08/03/2026	EP	Marvin E McIntire	\$1,646.48	O
334-2026	08/07/2026	08/03/2026	EP	Kyle McKittrick	\$654.81	O
335-2026	08/07/2026	08/03/2026	EP	Jonathan S Melvin	\$264.65	O
336-2026	08/07/2026	08/03/2026	EP	Kathy Melvin	\$1,435.36	O
337-2026	08/07/2026	08/03/2026	EP	Ralph K Moseley	\$1,038.41	O
338-2026	08/07/2026	08/03/2026	EP	CORBIN PELTIER M	\$438.45	O
339-2026	08/07/2026	08/03/2026	EP	Courtney Pheifer	\$527.09	O
340-2026	08/07/2026	08/03/2026	EP	Bradley M Reese	\$1,429.96	O
341-2026	08/07/2026	08/03/2026	EP	Steven Roush Jr.	\$385.16	O
342-2026	08/07/2026	08/03/2026	EP	John Sanieel-Barney	\$1,691.33	O
343-2026	08/07/2026	08/03/2026	EP	Aidan Seibers	\$1,789.33	O
344-2026	08/07/2026	08/03/2026	EP	Matthew E. Stayner	\$73.08	O
345-2026	08/07/2026	08/03/2026	EP	Ryan Stoner	\$442.87	O
346-2026	08/07/2026	08/03/2026	EP	Sandra Stults	\$995.26	O
347-2026	08/07/2026	08/03/2026	EP	Casey J Swendrick	\$370.48	O
348-2026	08/07/2026	08/03/2026	EP	Kyler Tate	\$537.45	O
349-2026	08/07/2026	08/03/2026	EP	James P Williams	\$3,340.44	O
351-2026	08/06/2026	08/04/2026	CH	ANTHEM BC BS	\$2,577.47	O
352-2026	08/06/2026	08/04/2026	CH	Ohio Public Employees Retirement System	\$11.48	O
21139	08/06/2026	08/04/2026	AW	Ralph Moseley	\$370.00	O
21140	08/06/2026	08/04/2026	AW	Sandra Stults	\$632.92	O
21141	08/06/2026	08/04/2026	AW	Ryan Stoner	\$35.00	O
21142	08/06/2026	08/04/2026	AW	Kyle McKittrick	\$35.00	O
21143	08/06/2026	08/04/2026	AW	James P Williams	\$35.00	O
21144	08/06/2026	08/04/2026	AW	Gary Beckley	\$35.00	O
21145	08/06/2026	08/04/2026	AW	Marvin McIntire	\$35.00	O
21146	08/06/2026	08/04/2026	AW	John Sanieel Banrey	\$35.00	O
21147	08/06/2026	08/04/2026	AW	Kyle McIntire	\$35.00	O
21148	08/06/2026	08/04/2026	AW	Mike Long	\$35.00	O

Payment Listing

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
21149	08/06/2026	08/04/2026	AW	Casey Swendrick	\$35.00	O
21150	08/06/2026	08/04/2026	AW	Dave Hausfeld	\$131.27	O
21151	08/06/2026	08/04/2026	AW	Sherry D. Felkner	\$30.94	O
21152	08/06/2026	08/04/2026	AW	Kollin Tossey	\$50.00	O
21153	08/06/2026	08/04/2026	AW	Gina Long	\$40.00	O
21154	08/06/2026	08/04/2026	AW	Deb Bargdill	\$40.00	O
21155	08/06/2026	08/04/2026	AW	Natalie Wilson-Goldman	\$40.00	O
21156	08/06/2026	08/04/2026	AW	Michelle Dixon	\$40.00	O
21157	08/06/2026	08/04/2026	AW	AES Ohio	\$1,588.71	O
21158	08/06/2026	08/04/2026	AW	AT&T Mobility	\$239.68	O
21159	08/06/2026	08/04/2026	AW	Atlantic Emergency Solutions	\$2,997.23	O
21160	08/06/2026	08/04/2026	AW	Bane-Welker	\$552.10	O
21161	08/06/2026	08/04/2026	AW	Bound Tree Medical, LLC	\$994.28	O
21162	08/06/2026	08/04/2026	AW	Buckeye Gypsies	\$129.00	O
21163	08/06/2026	08/04/2026	AW	Grainger	\$1,735.89	O
21164	08/06/2026	08/04/2026	AW	W. W. Williams	\$17.74	O
21165	08/06/2026	08/04/2026	AW	JE Diagnostics LLC	\$653.36	O
21166	08/06/2026	08/04/2026	AW	KLM Manufacturing Company Inc.	\$60.00	O
21167	08/06/2026	08/04/2026	AW	MES Service Company LLC	\$804.33	O
21168	08/06/2026	08/04/2026	AW	Miati Embroidery	\$661.00	O
21169	08/06/2026	08/04/2026	AW	Ohio Fire Chiefs' Association	\$100.00	O
21170	08/06/2026	08/04/2026	AW	Tractor Supply	\$5.99	O
21171	08/06/2026	08/04/2026	AW	Vison Service Plan - (OH)	\$24.40	O
21172	08/06/2026	08/04/2026	AW	Shelly & Sands	\$27,853.75	O
21173	08/06/2026	08/04/2026	AW	Home Depot Credit Services	\$400.11	O
21174	08/06/2026	08/04/2026	AW	Union County Physician Corporation	\$1,786.00	O
21175	08/06/2026	08/05/2026	AW	Exscape Group	\$4,805.11	O
21176	08/06/2026	08/05/2026	AW	First Commonwealth Bank	\$716.20	O
21177	08/06/2026	08/05/2026	AW	Dave Hausfeld	\$130.25	O
21178	08/06/2026	08/05/2026	AW	Kathy Melvin	\$225.71	O
21179	08/06/2026	08/05/2026	AW	McAuliffe's Ace	\$149.00	O
21180	08/06/2026	08/05/2026	AW	Verizon Wireless	\$40.11	O
21181	08/06/2026	08/05/2026	AW	Village of Ostrander	\$103.29	O
Total Payments:					\$80,054.81	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$80,054.81	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.