

Hamlet Commons Condominium Association

Expenses BY GL Account

September 2024 - March 2025

DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Ordinary Income/Expenses			
Income			
	Condo Monthly Fees		\$59,423.00
Total for Income			\$59,423.00
Expenses			
Building Repairs			
Building Repairs-Other			
09/24/2024	Steve Miley (vendor)	Concrete removal, disposal, replacement	1,950.00
Total for Building Repairs-Other			\$1,950.00
Electrical Repairs			
02/01/2025	KeyBank	Great Lakes Electrical Bldg A lamp post	208.95
Total for Electrical Repairs			\$208.95
Total for Building Repairs			\$2,158.95
Building Services			
Building Maintenance			
10/11/2024	Frames Pest Control	yellow jacket nest Bldg B	240.19
Total for Building Maintenance			\$240.19
Hallway Cleaning			
09/06/2024	Ethan Kujawa	Bldgs A and B	80.00
10/01/2024	Ethan Kujawa	Bldgs A and B	80.00
11/08/2024	Ethan Kujawa	Bldgs A and B	80.00
12/01/2024	Ethan Kujawa	Bldgs A and B	80.00
01/03/2025	Elizabeth Kujawa	January cleaning	80.00
02/01/2025	Elizabeth Kujawa	February cleaning	80.00
03/04/2025	Elizabeth Kujawa	March cleaning	80.00
Total for Hallway Cleaning			\$560.00
Total for Building Services			\$800.19
Building Upkeep			
Building Upkeep-Other			
09/06/2024	Steve Miley (vendor)	Material for window well repair	260.00
09/06/2024	Steve Miley (vendor)	Labor for Bauer/Garcia basement window well repair	299.00
Total for Building Upkeep-Other			\$559.00
Total for Building Upkeep			\$559.00

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Grounds Maintenance			
Grounds Maintenance-Other			
09/24/2024	OCHOA LLC	Created swale area at C, required, soil, straw, mesh and grass see	1,610.86
11/20/2024	Aaron Miller	Nov 25 clean up	600.47
12/11/2024	Aaron Miller	Dec 11 clean up	600.47
Total for Grounds Maintenance-Other			\$2,811.80
Lawn Mowing			
09/17/2024	Aaron Miller	Sep 13 mowing	480.38
09/20/2024	Aaron Miller	Sep 20 mowing	480.38
09/30/2024	Aaron Miller	Sep 27 mowing	480.38
10/04/2024	Aaron Miller	10/4 mowing	480.38
10/14/2024	Aaron Miller	Oct 11 mowing	320.25
10/18/2024	Aaron Miller	Oct 18 mowing	480.38
11/01/2024	Aaron Miller	Oct 25 mowing	480.38
Total for Lawn Mowing			\$3,202.53
Lawn Treatment			
01/23/2025	Land Art Inc.	Annual Fee	3,430.65
Total for Lawn Treatment			\$3,430.65
Sprinkler Activate/Deactivate			
11/18/2024	JR's Sprinkler Maintenance	winterize sprinklers	427.50
Total for Sprinkler Activate/Deactivate			\$427.50
Tree Care			
10/01/2024	KeyBank	TC PHC late summer visit 96-24	303.06
10/10/2024	KeyBank	TC deep fall fertilization 10-7-24	635.16
03/28/2025	KeyBank	Envirocare TC dormant oil application 3/26/25	444.08
Total for Tree Care			\$1,382.30
Total for Grounds Maintenance			\$11,254.78
Insurance			
Liability Insurance			
09/18/2024		Pekin insurance monthly pymt	1,014.91
10/24/2024	Preferred Insurance Vendors	Westchester Surplus Lines Insurance Company	8,704.50
11/05/2024	IPFS Corporation		2,629.31
12/01/2024	IPFS Corporation	Dec premium	2,629.31
12/24/2024	Greater New York Mutual Insurance Company	Umbrella and Terrorism-annual	754.00
12/24/2024	Greater New York Mutual Insurance Company	Commercial pkg initial pymt	5,061.24
02/05/2025	Greater New York Mutual Insurance Company	Commercial policy Feb	1,903.21
03/04/2025	Greater New York Mutual Insurance Company	Commercial Pkg March	1,903.21
Total for Liability Insurance			\$24,599.69

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	Total for Insurance		\$24,599.69

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Licenses and Permits			
10/09/2024	KeyBank	Go Daddy Domain	22.17
10/09/2024	KeyBank	Go Daddy Hosting	167.96
Total for Licenses and Permits			\$190.13
Miscellaneous			
03/01/2025	KeyBank	Credit card promotion	-251.19
Total for Miscellaneous			\$ -251.19
Professional Fees			
Accounting			
09/06/2024	Deanna Malohn (vendor)	Sep accounting fees	200.00
10/15/2024	Deanna Malohn (vendor)	Oct accounting fees	200.00
11/02/2024	Deanna Malohn (vendor)	Nov accounting fees	200.00
12/15/2024	Deanna Malohn (vendor)	Dec accounting fees	200.00
01/05/2025	Deanna Malohn (vendor)	Jan accounting fees	200.00
01/28/2025	KeyBank	Annual fee QuickBooks cloud based software	354.35
02/01/2025	Deanna Malohn (vendor)	Feb Accounting fees	200.00
02/26/2025	Anderson Tax and Accounting	2024 1099s	50.00
03/04/2025	Deanna Malohn (vendor)	Mar accounting fees	200.00
Total for Accounting			\$1,804.35
Total for Professional Fees			\$1,804.35
Taxes			
Federal			
01/17/2025	Department of Treasury	2023-2024 return	322.00
Total for Federal			\$322.00
Total for Taxes			\$322.00
Utilities			
Electric			
09/10/2024		Bldg B 110 019 664 777	75.38
09/10/2024		Bldg A 110 019 665 154	107.82
09/10/2024		Bldg C 110 020 375 256	82.10
10/15/2024		Bldg B 110 019 664 777	80.64
10/15/2024		Bldg A 110 019 665 154	117.47
10/15/2024		Bldg C 110 020 375 256	92.04
11/12/2024		Bldg B 110 019 664 777	77.40
11/12/2024		Bldg A 110 019 665 154	104.98
11/12/2024		Bldg C 110 020 375 256	80.39
12/10/2024		Bldg B 110 019 664 777	72.05
12/10/2024		Bldg C 110 020 375 256	68.08
12/10/2024		Bldg A 110 019 665 154	98.20
01/10/2025		Bldg A 110 019 665 154	81.88

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DATE	NAME	MEMO/DESCRIPTION	AMOUNT
01/10/2025		Bldg C 110 020 375 256	-69.24
01/10/2025		Bldg B 110 019 664 777	-72.70
01/10/2025		Bldg A 110 019 665 154	-81.88
01/10/2025		Bldg C	69.24
01/10/2025		Bldg B	72.70
01/10/2025		Bldg A	81.88
01/10/2025		Bldg C 110 020 375 256	69.24
01/10/2025		Bldg B 110 019 664 777	72.70
02/13/2025		Bldg A	80.38
02/13/2025		Bldg C	66.72
02/13/2025		Bldg B	73.81
03/14/2025		Bldg A	79.84
03/14/2025		Bldg B	78.50
03/14/2025		Bldg B	78.66
Total for Electric			\$1,738.28
Water			
09/09/2024	KeyBank	159074 Bldg A	1,136.88
09/09/2024	KeyBank	200416 Bldg C	497.85
09/09/2024	KeyBank	200677 Bldg B	1,244.22
10/21/2024	KeyBank	200416 Bldg C	441.16
10/21/2024	KeyBank	200677 Bldg B	1,176.68
10/21/2024	KeyBank	159074 Bldg A	946.69
11/20/2024	KeyBank	200416 Bldg C	417.89
11/20/2024	KeyBank	159074 Bldg A	821.82
11/20/2024	KeyBank	200677 Bldg B	956.72
12/20/2024	KeyBank	159074 Bldg A	751.28
12/20/2024	KeyBank	200416 Bldg C	400.04
12/20/2024	KeyBank	200677 Bldg B	881.79
01/21/2025	KeyBank	200677 Bldg B	592.53
01/21/2025	KeyBank	200416 Bldg C	330.79
01/21/2025	KeyBank	159074 Bldg A	680.02
02/18/2025	KeyBank	200677 Bldg B	714.37
02/18/2025	KeyBank	159074 Bldg A	762.49
02/18/2025	KeyBank	200416 Bldg C	388.30
03/20/2025	KeyBank	200416 Bldg C	333.58
03/20/2025	KeyBank	159074 Bldg A	678.65
03/20/2025	KeyBank	200677 Bldg B	765.03
Total for Water			\$14,918.78
Total for Utilities			\$16,657.06
Total for Expenses			\$58,094.96
Net Ordinary Income			\$1,328.04

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DATE	NAME	MEMO/DESCRIPTION	AMOUNT
Other Income/Expense			
Other Income			
Interest Income			
09/11/2024		Sep Insurance Reserve Interest Income	44.15
09/11/2024		Sep MM CD Interest Income	107.24
09/30/2024		Sep MM Interest Income	0.08
10/11/2024		Oct Insurance Reserve Interest Income	42.89
10/31/2024		Oct Interest Income	0.10
10/31/2024		Oct MM CD Interest Income	104.21
11/12/2024		Nov Insurance Reserve Interest Income	44.51
11/12/2024		Nov MM CD Interest Income	108.12
11/30/2024		Nov MM Interest Income	0.09
12/31/2024		Dec Insurance Reserve Interest Income	0.44
12/31/2024		Dec MM CD Interest Income	1.08
12/31/2024		Dec MM Interest Income	0.11
01/31/2025		Insurance reserve interest	0.46
01/31/2025		MM Interest	0.11
01/31/2025		Jan Interest	1.11
02/11/2025		Feb Interest	1.68
03/11/2025		March Interest Income	1.00
03/11/2025		March Interest Income	0.12
03/17/2025		March Interest Income	0.41
Total for Interest Income			\$457.91
Total for Other Income			\$457.91
Net Other Income			\$457.91
Net Income			\$1,785.95