

PL year over year and variance
Hamlet Commons Condominium Assoc
September 1, 2024-May 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	SEP 1 2024 - MAY 31 2025	SEP 1 2023 - MAY 31 2024 (PY)	\$ CHANGE (PY)
Income			
Condo Monthly Fees	\$76,401.00	\$71,388.00	\$5,013.00
Condo Late Fees		50.00	-50.00
Total for Condo Monthly Fees	\$76,401.00	\$71,438.00	\$4,963.00
Condo Assessments		13,597.00	-13,597.00
Membership Fee		500.00	-500.00
Total for Income	\$76,401.00	\$85,535.00	-\$9,134.00
Cost of Goods Sold			
Gross Profit	\$76,401.00	\$85,535.00	-\$9,134.00
Expenses			
Building Repairs	0	0	0
Building Repairs-Other	2,100.00	875.00	1,225.00
Electrical Repairs	208.95	492.00	-283.05
Plumbing Repairs	450.00	2,460.28	-2,010.28
Wood Repair		2,375.00	-2,375.00
Total for Building Repairs	\$2,758.95	\$6,202.28	-\$3,443.33
Building Services	0	0	0
Building Maintenance	240.19	636.99	-396.80
Hallway Cleaning	720.00	720.00	
Building Supplies		86.04	-86.04
Eaves Cleaning		1,900.00	-1,900.00
Total for Building Services	\$960.19	\$3,343.03	-\$2,382.84
Building Upkeep	0	0	0
Building Upkeep-Other	559.00		559.00
Total for Building Upkeep	\$559.00	0	\$559.00
Grounds Maintenance	0	0	0
Grounds Maintenance-Other	2,811.80	6,130.91	-3,319.11
Lawn Mowing	4,216.66	8,806.96	-4,590.30
Lawn Treatment	3,430.65	3,379.98	50.67
Snow Removal	225.00	891.90	-666.90
Sprinkler Activate/Deactivate	1,150.13	1,471.19	-321.06
Tree Care	1,761.26	3,835.11	-2,073.85
Ground Supplies		68.22	-68.22
Total for Grounds Maintenance	\$13,595.50	\$24,584.27	-\$10,988.77
Insurance	0	0	0
Liability Insurance	28,406.11	9,006.18	19,399.93
Total for Insurance	\$28,406.11	\$9,006.18	\$19,399.93
Licenses and Permits	190.13	301.08	-110.95
Miscellaneous	-251.19	-268.13	16.94
Professional Fees	0	0	0
Accounting	2,204.35	1,850.00	354.35
Legal Fees		670.00	-670.00
Total for Professional Fees	\$2,204.35	\$2,520.00	-\$315.65

PL year over year and variance
Hamlet Commons Condominium Assoc
September 1, 2024-May 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	SEP 1 2024 - MAY 31 2025	SEP 1 2023 - MAY 31 2024 (PY)	\$ CHANGE (PY)
Taxes	0	0	0
Federal	322.00		322.00
Total for Taxes	\$322.00	0	\$322.00
Utilities	0	0	0
Electric	2,245.29	2,141.32	103.97
Water	18,304.29	17,510.96	793.33
Total for Utilities	\$20,549.58	\$19,652.28	\$897.30
Grounds Repair	0	0	0
Tree Trimming/Removal		1,195.07	-1,195.07
Total for Grounds Repair	0	\$1,195.07	-\$1,195.07
Grounds Upkeep	0	0	0
Paving		13,125.00	-13,125.00
Total for Grounds Upkeep	0	\$13,125.00	-\$13,125.00
Pool Upkeep	0	0	0
Pool Other		6,800.00	-6,800.00
Total for Pool Upkeep	0	\$6,800.00	-\$6,800.00
Total for Expenses	\$69,294.62	\$86,461.06	-\$17,166.44
Net Operating Income	\$7,106.38	-\$926.06	\$8,032.44
Other Income			
Interest Income	461.30	726.38	-265.08
Total for Other Income	\$461.30	\$726.38	-\$265.08
Other Expenses			
Net Other Income	\$461.30	\$726.38	-\$265.08
Net Income	\$7,567.68	-\$199.68	\$7,767.36