

Hamlet Commons Condominium Association

Profit & Loss Detail by account

September 2022 through August 2023

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Repairs			
Building Repairs-Other			
04/11/2023	Williams CS Found...	Emergency Injection repair of crack in foundation - Rich-Fraker unit	395.00
	Total Building Repairs-Other		395.00
Electrical Repairs			
06/18/2023	KeyBank	Martin Electric repairs-all bldgs	550.00
08/02/2023	Terry Fraker	reimburse for garage door light repair	176.00
08/18/2023	Terry Fraker	wasp nest removal near B	186.81
	Total Electrical Repairs		912.81
Plumbing Repairs			
03/02/2023	Commercial Water...	Bldg A water meter testing, no repairs required	400.00
07/20/2023	Pamela Givens (ve...	water shut off replacements Bldg A	675.00
	Total Plumbing Repairs		1,075.00
Wood Repair			
10/28/2022	Ed/Aaron Quaintance	Bldg C gate, roof beam and trim, peak repair	2,124.00
06/18/2023	Joe Boyers (vendor)	4 Mailboxes Bldg B labor	477.55
06/18/2023	Joe Boyers (vendor)	mailbox wood, supplies, landfill	1,142.45
08/03/2023	Joshua Quaintance	Pergola repairs, railings repair & stain, gutter alignment with bracket	2,025.00
	Total Wood Repair		5,769.00
	Total Building Repairs		8,151.81
Building Services			
Building Maintenance			
09/03/2022	Sandra Bauer (vend...	Bldg B bees Frames	240.19
	Total Building Maintenance		240.19
Building Supplies			
09/30/2022	KeyBank	Bee spray, Home Depot	30.04
12/09/2022	KeyBank	keys from Lowe's	10.51
06/25/2023	KeyBank	light bulbs	64.26
	Total Building Supplies		104.81
Eaves Cleaning			
08/02/2023	Toledo Window and...	7-27-23 gutter cleaning	950.00
	Total Eaves Cleaning		950.00
Hallway Cleaning			
09/01/2022	Elizabeth Kujawa	Bldg A&B common areas	80.00
10/01/2022	Elizabeth Kujawa	Bldg A&B common areas	80.00
11/04/2022	Elizabeth Kujawa	Bldg A&B common areas	80.00
12/02/2022	Elizabeth Kujawa	Bldg A&B common areas	80.00
01/06/2023	Elizabeth Kujawa	Bldg A&B common areas	80.00
02/03/2023	Elizabeth Kujawa	Bldg A&B common areas	80.00
03/02/2023	Elizabeth Kujawa	Bldg A&B common areas	80.00
04/01/2023	Elizabeth Kujawa	Bldg A&B common areas	80.00
05/01/2023	Elizabeth Kujawa	Bldg A&B common areas	80.00
06/06/2023	Elizabeth Kujawa	Bldg A&B common areas	80.00
07/07/2023	Ethan Kujawa	Bldgs A and B	80.00
08/02/2023	Ethan Kujawa	Bldgs A and B	80.00
	Total Hallway Cleaning		960.00

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Window Cleaning			
09/12/2022	Toledo Window and...	9-7-22 window cleaning	712.49
07/11/2023	Toledo Window and...	7-7-23 window cleaning	712.49
Total Window Cleaning			1,424.98
Total Building Services			3,679.98
Grounds Maintenance			
Ground Supplies			
11/26/2022	Danae Hart (vendor)	Driveway marker rehab	277.78
08/18/2023	Danae Hart (vendor)	Topsoil, compost, grass seed	321.69
Total Ground Supplies			599.47
Grounds Maintenance-Other			
07/17/2023	Lake Erie Tree Serv...	brush pile removal	214.00
Total Grounds Maintenance-Other			214.00
Lawn Mowing			
09/03/2022	Aaron Miller	9-01-22 mowing	480.38
09/12/2022	Aaron Miller	9-08-22 mowing	480.38
09/20/2022	Aaron Miller	9-16-22 mowing	480.38
09/30/2022	Aaron Miller	9-23-22 mowing	480.38
10/11/2022	Aaron Miller	10-2-22 mowing	480.38
10/28/2022	Aaron Miller	10-6-22 mowing	480.38
10/28/2022	Aaron Miller	10-13-22 mowing	480.38
10/28/2022	Aaron Miller	10-27-22 mowing	480.38
11/07/2022	Aaron Miller	11-3-22 mowing	480.38
11/26/2022	Aaron Miller	11-17-22 leaf pickup	480.38
03/31/2023	Aaron Miller	buckthorn weed removal - White Road	80.06
04/20/2023	Aaron Miller	lawn mowing 4-13-23	480.38
04/24/2023	Aaron Miller	Turf repair	74.73
04/27/2023	Aaron Miller	mowing 4-27-23	480.38
05/05/2023	Aaron Miller	mowing 4-20-23	480.38
05/05/2023	Aaron Miller	mowing 5-4-23	480.38
05/19/2023	Aaron Miller	May 11-12	480.38
05/20/2023	Aaron Miller	May 18-19	480.38
05/29/2023	Aaron Miller	May 25	480.38
06/06/2023	Aaron Miller	June 1	480.38
06/12/2023	Aaron Miller	June 8	480.38
06/18/2023	Aaron Miller	June 15	480.38
06/25/2023	Aaron Miller	June 22	480.38
06/30/2023	Aaron Miller	June 30	480.38
07/11/2023	Aaron Miller	July 6	480.38
07/17/2023	Aaron Miller	July 13	480.38
07/21/2023	Aaron Miller	July 20	480.38
07/27/2023	Aaron Miller	July 27 mowing	480.38
08/02/2023	Aaron Miller	Aug 1 mowing	480.38
08/14/2023	Aaron Miller	Aug 10 mowing	480.38
08/20/2023	Aaron Miller	Aug 17 mowing	480.38
08/25/2023	Aaron Miller	Aug 24 mowing	480.38
08/31/2023	Aaron Miller	Aug 31 mowing	480.38
Total Lawn Mowing			15,046.57
Lawn Treatment			
12/31/2022	Land Art Inc.	2023 with 9% discount minus \$200 credit	3,107.37
Total Lawn Treatment			3,107.37
Snow Removal			
01/31/2023	KeyBank	Dec 24 & Jan 25 snow removal	1,051.05
Total Snow Removal			1,051.05

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Sprinkler Activate/Deactivate			
10/28/2022	JR's Sprinkler Maint...	winterization 3 bldgs and pool house	427.50
05/19/2023	JR's Sprinkler Maint...	all sprinklers activated	427.50
Total Sprinkler Activate/Deactivate			855.00
Tree Care			
12/31/2022	KeyBank	fall deep root fertilization Envirocare 10-11-22	639.43
01/07/2023	KeyBank	TC PHC late summer visit 9-21-22	232.18
05/01/2023	KeyBank	TC-dormant oil application 4-4-23	439.81
05/20/2023	KeyBank	TC-disease control 1 4-26-23	346.94
07/16/2023	Envirocare	TC-PHC early summer visit 7-17-23	332.10
07/20/2023	KeyBank	PHC spring visit 7-7-23	544.43
Total Tree Care			2,534.89
Total Grounds Maintenance			23,408.35
Grounds Repair			
Sprinkler Repair			
06/22/2023	JR's Sprinkler Maint...	Bldg A repairs	382.66
06/22/2023	JR's Sprinkler Maint...	Bldg B repairs	224.67
06/22/2023	JR's Sprinkler Maint...	Bldg C repairs	188.50
07/11/2023	JR's Sprinkler Maint...	Bldg B sprinkler heads adjustment	197.50
07/11/2023	JR's Sprinkler Maint...	Bldg C solenoid	215.75
Total Sprinkler Repair			1,209.08
Tree Trimming/Removal			
10/31/2022	Big Swing Tree Ser...	Remove 3 trees and stumps, trim 9 trees	1,939.50
Total Tree Trimming/Removal			1,939.50
Total Grounds Repair			3,148.58
Insurance			
Liability Insurance			
09/20/2022		Pekin insurance monthly pymt	955.50
10/20/2022		Pekin insurance monthly pymt	986.84
11/18/2022		Pekin insurance monthly pymt	986.84
12/20/2022		Pekin insurance monthly pymt	986.84
01/20/2023		Pekin insurance monthly pymt	986.84
02/21/2023		Pekin insurance monthly pymt	986.84
03/20/2023		Pekin insurance monthly pymt	986.84
04/19/2023		Pekin insurance monthly pymt	986.84
05/17/2023		Pekin insurance monthly pymt	986.84
06/20/2023		Pekin insurance monthly pymt	986.82
07/19/2023		Pekin insurance monthly pymt	986.82
08/17/2023		Pekin insurance monthly pymt	986.82
Total Liability Insurance			11,810.68
Total Insurance			11,810.68
Miscellaneous			
07/26/2023		New checks	212.29
08/21/2023	St Timothy's Episco...	room rental fee for annual meeting	100.00
Total Miscellaneous			312.29
Pool Upkeep			
Pool Other			
08/23/2023	Klumm Bros Lands...	pool demolition deposit	6,800.00
Total Pool Other			6,800.00
Total Pool Upkeep			6,800.00

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Professional Fees			
Accounting			
09/02/2022	Deanna Malohn (ve...	Sep accounting fees	200.00
10/11/2022	Deanna Malohn (ve...	Oct accounting fees	200.00
11/26/2022	Deanna Malohn (ve...	Nov accounting fees	200.00
12/09/2022	Deanna Malohn (ve...	Dec accounting fees	200.00
01/06/2023	Deanna Malohn (ve...	Jan accounting fees	200.00
02/03/2023	Deanna Malohn (ve...	Feb accounting fees	200.00
03/02/2023	Deanna Malohn (ve...	Mar accounting fees	200.00
04/20/2023	Deanna Malohn (ve...	Apr accounting fees	200.00
05/01/2023	Deanna Malohn (ve...	May accounting fees	200.00
06/06/2023	Deanna Malohn (ve...	June accounting fees	200.00
07/07/2023	Deanna Malohn (ve...	July accounting fees	200.00
08/02/2023	Deanna Malohn (ve...	Aug accounting fees	200.00
Total Accounting			2,400.00
Total Professional Fees			2,400.00
Utilities			
Electric			
09/09/2022		Bldg A 110 019 665 154	96.26
09/09/2022		Bldg B 110 019 664 777	77.91
09/09/2022		Bldg C 110 020 375 256	67.48
10/12/2022		Bldg A 110 019 665 154	93.48
10/12/2022		Bldg B 110 019 664 777	76.75
10/12/2022		Bldg C 110 020 375 256	66.86
11/14/2022		Bldg A 110 019 665 154	91.65
11/14/2022		Bldg B 110 019 664 777	77.56
11/14/2022		Bldg C 110 020 375 256	68.61
12/12/2022		Bldg A 110 019 665 154	87.18
12/12/2022		Bldg B 110 019 664 777	77.40
12/12/2022		Bldg C 110 020 375 256	69.55
01/10/2023		Bldg A 110 019 665 154	74.97
01/10/2023		Bldg B 110 019 664 777	76.60
01/10/2023		Bldg C 110 020 375 256	68.95
02/13/2023		Bldg A 110 019 665 154	76.43
02/13/2023		Bldg B 110 019 664 777	73.63
02/13/2023		Bldg C 110 020 375 256	67.32
03/14/2023		Bldg A 110 019 665 154	72.13
03/14/2023		Bldg B 110 019 664 777	74.62
03/14/2023		Bldg C 110 020 375 256	65.39
04/11/2023		Bldg A 110 019 665 154	72.63
04/11/2023		Bldg B 110 019 664 777	76.21
04/11/2023		Bldg C 110 020 375 256	66.01
05/12/2023		Bldg A 110 019 665 154	75.76
05/12/2023		Bldg B 110 019 664 777	75.76
05/12/2023		Bldg C 110 020 375 256	67.34
06/12/2023		Bldg A 110 019 665 154	81.41
06/12/2023		Bldg B 110 019 664 777	74.95
06/12/2023		Bldg C 110 020 375 256	67.39
07/11/2023		Bldg A 110 019 665 154	92.09
07/11/2023		Bldg B 110 019 664 777	74.96
07/11/2023		Bldg C 110 020 375 256	67.32
08/14/2023		Bldg A 110 019 665 154	98.26
08/14/2023		Bldg B 110 019 664 777	79.02
08/14/2023		Bldg C 110 020 375 256	69.78
Total Electric			2,739.62

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Water			
09/03/2022	Northwestern Water...	73340158,73340155 Bldg B	849.55
09/03/2022	Northwestern Water...	73340159 74993499 Bldg C	461.09
09/03/2022	Northwestern Water...	71053951,73340157/60000831 Bldg A	792.61
10/11/2022	Northwestern Water...	73340158,73340155 Bldg B	868.16
10/11/2022	Northwestern Water...	73340159 74993499 Bldg C	522.12
10/11/2022	Northwestern Water...	71053951,73340157/60000831 Bldg A	737.24
11/07/2022	Northwestern Water...	73340158,73340155 Bldg B	761.91
11/07/2022	Northwestern Water...	73340159 74993499 Bldg C	409.59
11/07/2022	Northwestern Water...	71053951,73340157/60000831 Bldg A	539.74
12/09/2022	Northwestern Water...	73340158,73340155 Bldg B	640.31
12/09/2022	Northwestern Water...	73340159 74993499 Bldg C	361.04
12/09/2022	Northwestern Water...	71053951,73340157/60000831 Bldg A	678.44
01/06/2023	Northwestern Water...	73340158,73340155 Bldg B	694.93
01/06/2023	Northwestern Water...	73340159 74993499 Bldg C	401.21
01/06/2023	Northwestern Water...	71053951,73340157/60000831 Bldg A	641.17
02/03/2023	Northwestern Water...	73340158,73340155 Bldg B	881.11
02/03/2023	Northwestern Water...	73340159 74993499 Bldg C	372.01
02/03/2023	Northwestern Water...	71053951,73340157/60000831 Bldg A	635.09
03/02/2023	Northwestern Water...	73340158,73340155 Bldg B	690.11
03/02/2023	Northwestern Water...	73340159 74993499 Bldg C	314.64
03/02/2023	Northwestern Water...	71053951,73340157/60000831 Bldg A	598.33
04/01/2023	Northwestern Water...	73340158,73340155 Bldg B	584.77
04/01/2023	Northwestern Water...	73340159 74993499 Bldg C	378.31
04/01/2023	Northwestern Water...	73340157, 60000831 Bldg A	545.79
05/05/2023	Northwestern Water...	73340158,73340155 Bldg B	623.65
05/05/2023	Northwestern Water...	73340159 74993499 Bldg C	397.63
05/05/2023	Northwestern Water...	73340157, 60000831 Bldg A	568.26
06/06/2023	Northwestern Water...	73340158,73340155 Bldg B	757.87
06/06/2023	Northwestern Water...	73340159 74993499 Bldg C	382.21
06/06/2023	Northwestern Water...	73340157, 60000831 Bldg A	711.79
07/11/2023	Northwestern Water...	73340158,73340155 Bldg B	1,094.75
07/11/2023	Northwestern Water...	73340159 74993499 Bldg C	563.74
07/11/2023	Northwestern Water...	73340157, 60000831 Bldg A	382.21
07/21/2023	Northwestern Water...	73340158,73340155 Bldg B	0.00
07/21/2023	Northwestern Water...	73340159 74993499 Bldg C	0.00
07/21/2023	Northwestern Water...	73340157, 60000831 Bldg A	600.03
08/02/2023	Northwestern Water...	73340158,73340155 Bldg B	1,012.74
08/02/2023	Northwestern Water...	73340159 74993499 Bldg C	402.46
08/02/2023	Northwestern Water...	73340157, 60000831 Bldg A	974.63
Total Water			22,831.24
Total Utilities			25,570.86
Total Expense			85,282.55
Net Ordinary Income			-85,282.55
Net Income			-85,282.55