

Hamlet Commons Condominium Association

Balance Sheet

As of July 31, 2020

	Jul 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,278.74
Key Checking Account	9,526.18
Reserve Money Market Acct Key	10,102.12
Total Checking/Savings	29,907.04
Accounts Receivable	
Accounts Receivable	-2,279.00
Total Accounts Receivable	-2,279.00
Total Current Assets	27,628.04
TOTAL ASSETS	27,628.04
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Notes Payable	1,813.31
Total Long Term Liabilities	1,813.31
Total Liabilities	1,813.31
Equity	
Retained Earnings	53,683.00
Net Income	-27,868.27
Total Equity	25,814.73
TOTAL LIABILITIES & EQUITY	27,628.04

11:00 AM

08/06/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

July 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Repairs			
Building Repairs-Other			
07/25/2020	Perry Hopson	Roof leak damage, Bldg A, Givens	550.00
	Total Building Repairs-Other		550.00
Wood Repair			
07/17/2020	Steve Miley	Jacobsen entry repair - wood	695.00
	Total Wood Repair		695.00
	Total Building Repairs		1,245.00
Building Services			
Building Supplies			
07/25/2020	KeyBank	Bldg A splash guards and drainage rock	20.85
	Total Building Supplies		20.85
Hallway Cleaning			
07/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		100.85
Grounds Maintenance			
Grounds Maintenance-Other			
07/25/2020	OCHOA LLC	Spring clean up	461.05
	Total Grounds Maintenance-Other		461.05
Lawn Mowing			
07/25/2020	OCHOA LLC	17 Mows: April, May, June and July	7,198.26
	Total Lawn Mowing		7,198.26
Tree Care			
07/07/2020	Envirocare	PHC Spring visit 6-15-20	193.48
07/25/2020	Envirocare	dormant oil 4-6-20, disease control 1 4-20-20, micronutrient inje...	1,241.50
	Total Tree Care		1,434.98
	Total Grounds Maintenance		9,094.29
Grounds Repair			
Tree Trimming/Removal			
07/25/2020	OCHOA LLC	tree removal near C entrance	427.00
	Total Tree Trimming/Removal		427.00
	Total Grounds Repair		427.00
Insurance			
Liability Insurance			
07/15/2020		Pekin insurance monthly pymt	808.33
	Total Liability Insurance		808.33
	Total Insurance		808.33
Interest Expense			
Loan Interest			
07/17/2020	Terry Fraker	Loan Interest	31.22
	Total Loan Interest		31.22
	Total Interest Expense		31.22

11:00 AM

08/06/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

July 2020

Date	Name	Memo	Amount
Pool Maintenance			
Pool Maintenance-Other			
07/13/2020	HP Pools, Inc	Power washed deck	150.00
	Total Pool Maintenance-Other		150.00
Pool Supplies			
07/25/2020	C.J. Brown	pool chemicals	161.08
07/25/2020	KeyBank	pool chemicals	350.91
07/25/2020	KeyBank	Covid supplies	104.16
	Total Pool Supplies		616.15
	Total Pool Maintenance		766.15
Professional Fees			
Accounting			
07/13/2020	Deanna Malohn ...	July accounting fees	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
07/10/2020		Bldg A 110 019 665 154	90.42
07/10/2020		Bldg B 110 019 664 777	86.36
07/10/2020		Bldg C 110 020 375 256	70.88
	Total Electric		247.66
Water			
07/07/2020	Northwestern W...	73340158,73340155 Bldg B	1,040.60
07/07/2020	Northwestern W...	73340159 74993499 Bldg C	432.94
07/07/2020	Northwestern W...	71053951,73340157 Bldg A	844.54
	Total Water		2,318.08
	Total Utilities		2,565.74
	Total Expense		15,238.58
	Net Ordinary Income		-15,238.58
	Net Income		-15,238.58

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

July 2020

	Jul 20	Sep '19 - Jul 20
Ordinary Income/Expense		
Income		
Condo Assessments	1,601.00	22,102.00
Condo Monthly Fees	6,800.00	74,800.00
Total Income	8,401.00	96,902.00
Gross Profit	8,401.00	96,902.00
Expense		
Building Repairs		
Building Repairs-Other	550.00	550.00
Wood Repair	695.00	695.00
Total Building Repairs	1,245.00	1,245.00
Building Services		
Building Maintenance	0.00	295.00
Building Supplies	20.85	47.48
Eaves Cleaning	0.00	320.25
Hallway Cleaning	80.00	880.00
Window Cleaning	0.00	427.00
Total Building Services	100.85	1,969.73
Building Upkeep		
Roof Replacement	0.00	63,354.00
Total Building Upkeep	0.00	63,354.00
Grounds Maintenance		
Grounds Maintenance-Other	461.05	461.05
Lawn Mowing	7,198.26	14,377.20
Lawn Treatment	0.00	3,450.51
Snow Removal	0.00	1,281.00
Sprinkler Activate/Deactivate	0.00	1,291.91
Tree Care	1,434.98	2,926.39
Total Grounds Maintenance	9,094.29	23,788.06
Grounds Repair		
Tree Trimming/Removal	427.00	1,499.50
Total Grounds Repair	427.00	1,499.50
Insurance		
Liability Insurance	808.33	6,724.00
Total Insurance	808.33	6,724.00
Interest Expense		
Finance Charge	0.00	90.00
Loan Interest	31.22	430.44
Total Interest Expense	31.22	520.44
Miscellaneous	0.00	0.00
Pool Maintenance		
Pool License	0.00	480.00
Pool Maintenance-Other	150.00	880.00
Pool Supplies	616.15	864.33
Total Pool Maintenance	766.15	2,224.33
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93

10:58 AM

08/06/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

July 2020

	Jul 20	Sep '19 - Jul 20
Professional Fees		
Accounting	200.00	2,250.00
Legal Fees	0.00	0.00
Total Professional Fees	200.00	2,250.00
Taxes		
Federal	0.00	165.00
Total Taxes	0.00	165.00
Utilities		
Electric	247.66	2,540.24
Water	2,318.08	18,529.72
Total Utilities	2,565.74	21,069.96
Total Expense	15,238.58	124,882.95
Net Ordinary Income	-6,837.58	-27,980.95
Other Income/Expense		
Other Income		
Interest Income	2.20	112.68
Total Other Income	2.20	112.68
Net Other Income	2.20	112.68
Net Income	-6,835.38	-27,868.27

1:57 PM

07/29/20

Accrual Basis

Hamlet Commons Condominium Association

Balance Sheet

As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,276.63
Key Checking Account	18,068.09
Reserve Money Market Acct Key	10,102.03
Total Checking/Savings	38,446.75
Accounts Receivable	
Accounts Receivable	-1,114.00
Total Accounts Receivable	-1,114.00
Total Current Assets	37,332.75
TOTAL ASSETS	37,332.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	53.00
Total Accounts Payable	53.00
Total Current Liabilities	53.00
Long Term Liabilities	
Notes Payable	4,682.64
Total Long Term Liabilities	4,682.64
Total Liabilities	4,735.64
Equity	
Retained Earnings	53,683.00
Net Income	-21,085.89
Total Equity	32,597.11
TOTAL LIABILITIES & EQUITY	37,332.75

2:00 PM

07/29/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

June 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Building Supplies			
06/10/2020	Julaine Boyer	New cover for Bldg A basement window	26.63
	Total Building Supplies		26.63
Hallway Cleaning			
06/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		106.63
Grounds Maintenance			
Tree Care			
06/10/2020	Envirocare	Emerald Ash borer 5-4-20	214.00
06/10/2020	Envirocare	TC-disease Control 5-22-20	296.27
	Total Tree Care		510.27
	Total Grounds Maintenance		510.27
Insurance			
Liability Insurance			
06/15/2020		Pekin insurance monthly pymt	808.33
	Total Liability Insurance		808.33
	Total Insurance		808.33
Interest Expense			
Loan Interest			
06/12/2020	Terry Fraker	Loan Interest	43.65
	Total Loan Interest		43.65
	Total Interest Expense		43.65
Professional Fees			
Accounting			
06/10/2020	Deanna Malohn ...	June accounting fees	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
06/11/2020		Bldg A 110 019 665 154	84.19
06/11/2020		Bldg B 110 019 664 777	78.07
06/11/2020		Bldg C 110 020 375 256	73.54
	Total Electric		235.80
Water			
06/10/2020	Northwestern W...	73340158,73340155 Bldg B	649.15
06/10/2020	Northwestern W...	73340159 74993499 Bldg C	400.81
06/10/2020	Northwestern W...	71053951,73340157 Bldg A	628.70
	Total Water		1,678.66
	Total Utilities		1,914.46
	Total Expense		3,583.34
	Net Ordinary Income		-3,583.34
	Net Income		-3,583.34

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

June 2020

	Jun 20	Sep '19 - Jun 20
Ordinary Income/Expense		
Income		
Condo Assessments	1,493.00	20,448.00
Condo Monthly Fees	6,800.00	68,000.00
Total Income	8,293.00	88,448.00
Gross Profit	8,293.00	88,448.00
Expense		
Building Services		
Building Maintenance	0.00	295.00
Building Supplies	26.63	26.63
Eaves Cleaning	0.00	320.25
Hallway Cleaning	80.00	800.00
Window Cleaning	0.00	427.00
Total Building Services	106.63	1,868.88
Building Upkeep		
Roof Replacement	0.00	63,354.00
Total Building Upkeep	0.00	63,354.00
Grounds Maintenance		
Lawn Mowing	0.00	7,178.94
Lawn Treatment	0.00	3,450.51
Snow Removal	0.00	1,281.00
Sprinkler Activate/Deactivate	0.00	1,291.91
Tree Care	510.27	1,491.41
Total Grounds Maintenance	510.27	14,693.77
Grounds Repair		
Tree Trimming/Removal	0.00	1,072.50
Total Grounds Repair	0.00	1,072.50
Insurance		
Liability Insurance	808.33	5,915.67
Total Insurance	808.33	5,915.67
Interest Expense		
Finance Charge	0.00	90.00
Loan Interest	43.65	399.22
Total Interest Expense	43.65	489.22
Miscellaneous	0.00	0.00
Pool Maintenance		
Pool License	0.00	480.00
Pool Maintenance-Other	0.00	730.00
Pool Supplies	0.00	248.18
Total Pool Maintenance	0.00	1,458.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	200.00	2,050.00
Legal Fees	0.00	0.00
Total Professional Fees	200.00	2,050.00

1:58 PM

07/29/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

June 2020

	Jun 20	Sep '19 - Jun 20
Taxes		
Federal	0.00	165.00
Total Taxes	0.00	165.00
Utilities		
Electric	235.80	2,292.58
Water	1,678.66	16,211.64
Total Utilities	1,914.46	18,504.22
Total Expense	3,583.34	109,644.37
Net Ordinary Income	4,709.66	-21,196.37
Other Income/Expense		
Other Income		
Interest Income	2.25	110.48
Total Other Income	2.25	110.48
Net Other Income	2.25	110.48
Net Income	4,711.91	-21,085.89

Hamlet Commons Condominium Association

Balance Sheet Prev Year Comparison

As of May 31, 2020

	May 31, 20	May 31, 19	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Key Business Tiered CD	10,274.46	10,195.35	79.11	0.8%
Key Checking Account	16,672.76	10,214.04	6,458.72	63.2%
Reserve Money Market Acct Key	10,101.95	41,171.07	-31,069.12	-75.5%
Total Checking/Savings	37,049.17	61,580.46	-24,531.29	-39.8%
Accounts Receivable				
Accounts Receivable	-2,616.00	-2,105.00	-511.00	-24.3%
Total Accounts Receivable	-2,616.00	-2,105.00	-511.00	-24.3%
Total Current Assets	34,433.17	59,475.46	-25,042.29	-42.1%
TOTAL ASSETS	34,433.17	59,475.46	-25,042.29	-42.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	1,230.99	-1,230.99	-100.0%
Total Accounts Payable	0.00	1,230.99	-1,230.99	-100.0%
Total Current Liabilities	0.00	1,230.99	-1,230.99	-100.0%
Long Term Liabilities				
Notes Payable	6,547.97	0.00	6,547.97	100.0%
Total Long Term Liabilities	6,547.97	0.00	6,547.97	100.0%
Total Liabilities	6,547.97	1,230.99	5,316.98	431.9%
Equity				
Retained Earnings	53,683.00	76,951.03	-23,268.03	-30.2%
Net Income	-25,797.80	-18,706.56	-7,091.24	-37.9%
Total Equity	27,885.20	58,244.47	-30,359.27	-52.1%
TOTAL LIABILITIES & EQUITY	34,433.17	59,475.46	-25,042.29	-42.1%

Hamlet Commons Condominium Association

Profit & Loss Detail by account

May 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Eaves Cleaning			
05/15/2020	Suburban Wind...	May eaves cleaning	320.25
	Total Eaves Cleaning		320.25
Hallway Cleaning			
05/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
Window Cleaning			
05/15/2020	Suburban Wind...	May Window cleaning	427.00
	Total Window Cleaning		427.00
	Total Building Services		827.25
Grounds Maintenance			
Sprinkler Activate/Deactivate			
05/31/2020	JR's Sprinkler M...	Bldg C	390.10
05/31/2020	JR's Sprinkler M...	Bldg B	216.43
05/31/2020	JR's Sprinkler M...	Bldg A	257.88
	Total Sprinkler Activate/Deactivate		864.41
	Total Grounds Maintenance		864.41
Grounds Repair			
Tree Trimming/Removal			
05/26/2020	Amber & Styke...	Bldg C tree removal	1,072.50
	Total Tree Trimming/Removal		1,072.50
	Total Grounds Repair		1,072.50
Insurance			
Liability Insurance			
05/15/2020		Pekin insurance monthly pymt	808.33
	Total Liability Insurance		808.33
	Total Insurance		808.33
Interest Expense			
Loan Interest			
05/15/2020	Terry Fraker	Loan Interest	55.56
	Total Loan Interest		55.56
	Total Interest Expense		55.56
Pool Maintenance			
Pool License			
05/21/2020	Wood County H...	2020 license	480.00
	Total Pool License		480.00
	Total Pool Maintenance		480.00
Professional Fees			
Accounting			
05/06/2020	Deanna Malohn ...	May accounting fees	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00

12:47 PM

06/12/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

May 2020

Date	Name	Memo	Amount
Utilities			
Electric			
05/12/2020		Bldg A 110 019 665 154	77.38
05/12/2020		Bldg B 110 019 664 777	78.71
05/12/2020		Bldg C 110 020 375 256	71.58
Total Electric			227.67
Water			
05/06/2020	Northwestern W...	73340158,73340155 Bldg B	631.40
05/06/2020	Northwestern W...	73340159 74993499 Bldg C	347.21
05/06/2020	Northwestern W...	71053951,73340157 Bldg A	520.20
Total Water			1,498.81
Total Utilities			1,726.48
Total Expense			6,034.53
Net Ordinary Income			-6,034.53
Net Income			-6,034.53

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

May 2020

	May 20	Sep '19 - May 20
Ordinary Income/Expense		
Income		
Condo Assessments	952.00	18,955.00
Condo Monthly Fees	6,800.00	61,200.00
Total Income	7,752.00	80,155.00
Gross Profit	7,752.00	80,155.00
Expense		
Building Services		
Building Maintenance	0.00	295.00
Eaves Cleaning	320.25	320.25
Hallway Cleaning	80.00	720.00
Window Cleaning	427.00	427.00
Total Building Services	827.25	1,762.25
Building Upkeep		
Roof Replacement	0.00	63,354.00
Total Building Upkeep	0.00	63,354.00
Grounds Maintenance		
Lawn Mowing	0.00	7,178.94
Lawn Treatment	0.00	3,450.51
Snow Removal	0.00	1,281.00
Sprinkler Activate/Deactivate	864.41	1,291.91
Tree Care	0.00	981.14
Total Grounds Maintenance	864.41	14,183.50
Grounds Repair		
Tree Trimming/Removal	1,072.50	1,072.50
Total Grounds Repair	1,072.50	1,072.50
Insurance		
Liability Insurance	808.33	5,107.34
Total Insurance	808.33	5,107.34
Interest Expense		
Finance Charge	0.00	90.00
Loan Interest	55.56	355.57
Total Interest Expense	55.56	445.57
Miscellaneous	0.00	0.00
Pool Maintenance		
Pool License	480.00	480.00
Pool Maintenance-Other	0.00	730.00
Pool Supplies	0.00	248.18
Total Pool Maintenance	480.00	1,458.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	200.00	1,850.00
Legal Fees	0.00	0.00
Total Professional Fees	200.00	1,850.00
Taxes		
Federal	0.00	165.00
Total Taxes	0.00	165.00

12:38 PM

06/12/20

Accrual Basis

Hamlet Commons Condominium Association
Profit & Loss YTD Comparison
May 2020

	May 20	Sep '19 - May 20
Utilities		
Electric	227.67	2,056.78
Water	1,498.81	14,532.98
Total Utilities	1,726.48	16,589.76
Total Expense	6,034.53	106,061.03
Net Ordinary Income	1,717.47	-25,906.03
Other Income/Expense		
Other Income		
Interest Income	2.20	108.23
Total Other Income	2.20	108.23
Net Other Income	2.20	108.23
Net Income	1,719.67	-25,797.80

Hamlet Commons Condominium Association

Balance Sheet Prev Year Comparison

As of April 30, 2020

	Apr 30, 20	Apr 30, 19	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Key Business Tiered CD	10,272.35	10,175.90	96.45	1.0%
Key Checking Account	15,017.62	13,180.81	1,836.81	13.9%
Reserve Money Market Acct Key	10,101.86	30,339.69	-20,237.83	-66.7%
Total Checking/Savings	35,391.83	53,696.40	-18,304.57	-34.1%
Accounts Receivable				
Accounts Receivable	-893.00	-1,063.00	170.00	16.0%
Total Accounts Receivable	-893.00	-1,063.00	170.00	16.0%
Total Current Assets	34,498.83	52,633.40	-18,134.57	-34.5%
TOTAL ASSETS	34,498.83	52,633.40	-18,134.57	-34.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	250.00	-250.00	-100.0%
Total Accounts Payable	0.00	250.00	-250.00	-100.0%
Total Current Liabilities	0.00	250.00	-250.00	-100.0%
Long Term Liabilities				
Notes Payable	8,333.30	0.00	8,333.30	100.0%
Total Long Term Liabilities	8,333.30	0.00	8,333.30	100.0%
Total Liabilities	8,333.30	250.00	8,083.30	3,233.3%
Equity				
Retained Earnings	53,683.00	76,951.03	-23,268.03	-30.2%
Net Income	-27,517.47	-24,567.63	-2,949.84	-12.0%
Total Equity	26,165.53	52,383.40	-26,217.87	-50.1%
TOTAL LIABILITIES & EQUITY	34,498.83	52,633.40	-18,134.57	-34.5%

Hamlet Commons Condominium Association

Profit & Loss Detail by account

April 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
04/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Insurance			
Liability Insurance			
04/15/2020		Pekin insurance monthly pymt	808.33
	Total Liability Insurance		808.33
	Total Insurance		808.33
Interest Expense			
Loan Interest			
04/15/2020	Terry Fraker	Loan Interest	61.11
	Total Loan Interest		61.11
	Total Interest Expense		61.11
Professional Fees			
Accounting			
04/13/2020	Deanna Malohn ...	Apr accounting fees	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
04/13/2020		Bldg A 110 019 665 154	71.14
04/13/2020		Bldg B 110 019 664 777	71.52
04/13/2020		Bldg C 110 020 375 256	67.96
	Total Electric		210.62
Water			
04/13/2020	Northwestern W...	73340158,73340155 Bldg B	629.60
04/13/2020	Northwestern W...	73340159 74993499 Bldg C	330.43
04/13/2020	Northwestern W...	71053951,73340157 Bldg A	485.69
	Total Water		1,445.72
	Total Utilities		1,656.34
	Total Expense		2,805.78
	Net Ordinary Income		-2,805.78
	Net Income		-2,805.78

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

April 2020

	Apr 20	Sep '19 - Apr 20
Ordinary Income/Expense		
Income		
Condo Assessments	0.00	18,003.00
Condo Monthly Fees	6,800.00	54,400.00
Total Income	6,800.00	72,403.00
Gross Profit	6,800.00	72,403.00
Expense		
Building Services		
Building Maintenance	0.00	295.00
Hallway Cleaning	80.00	640.00
Total Building Services	80.00	935.00
Building Upkeep		
Roof Replacement	0.00	63,354.00
Total Building Upkeep	0.00	63,354.00
Grounds Maintenance		
Lawn Mowing	0.00	7,178.94
Lawn Treatment	0.00	3,450.51
Snow Removal	0.00	1,281.00
Sprinkler Activate/Deactivate	0.00	427.50
Tree Care	0.00	981.14
Total Grounds Maintenance	0.00	13,319.09
Insurance		
Liability Insurance	808.33	4,299.01
Total Insurance	808.33	4,299.01
Interest Expense		
Finance Charge	0.00	90.00
Loan Interest	61.11	300.01
Total Interest Expense	61.11	390.01
Miscellaneous	0.00	0.00
Pool Maintenance		
Pool Maintenance-Other	0.00	730.00
Pool Supplies	0.00	248.18
Total Pool Maintenance	0.00	978.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	200.00	1,650.00
Legal Fees	0.00	0.00
Total Professional Fees	200.00	1,650.00
Taxes		
Federal	0.00	165.00
Total Taxes	0.00	165.00

12:39 PM

06/12/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

April 2020

	Apr 20	Sep '19 - Apr 20
Utilities		
Electric	210.62	1,829.11
Water	1,445.72	13,034.17
Total Utilities	1,656.34	14,863.28
Total Expense	2,805.78	100,026.50
Net Ordinary Income	3,994.22	-27,623.50
Other Income/Expense		
Other Income		
Interest Income	2.22	106.03
Total Other Income	2.22	106.03
Net Other Income	2.22	106.03
Net Income	3,996.44	-27,517.47

Hamlet Commons Condominium Association

Balance Sheet Prev Year Comparison

As of March 31, 2020

	Mar 31, 20	Mar 31, 19	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Key Business Tiered CD	10,270.18	10,155.85	114.33	1.1%
Key Checking Account	17,416.73	10,133.69	7,283.04	71.9%
Reserve Money Market Acct Key	3,701.81	29,509.36	-25,807.55	-87.5%
Total Checking/Savings	31,388.72	49,798.90	-18,410.18	-37.0%
Accounts Receivable				
Accounts Receivable	-53.00	-674.00	621.00	92.1%
Total Accounts Receivable	-53.00	-674.00	621.00	92.1%
Total Current Assets	31,335.72	49,124.90	-17,789.18	-36.2%
TOTAL ASSETS	31,335.72	49,124.90	-17,789.18	-36.2%
LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
Notes Payable	9,166.63	0.00	9,166.63	100.0%
Total Long Term Liabilities	9,166.63	0.00	9,166.63	100.0%
Total Liabilities	9,166.63	0.00	9,166.63	100.0%
Equity				
Retained Earnings	53,683.00	76,951.03	-23,268.03	-30.2%
Net Income	-31,513.91	-27,826.13	-3,687.78	-13.3%
Total Equity	22,169.09	49,124.90	-26,955.81	-54.9%
TOTAL LIABILITIES & EQUITY	31,335.72	49,124.90	-17,789.18	-36.2%

Hamlet Commons Condominium Association

Profit & Loss Detail by account

March 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
03/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Grounds Maintenance			
Lawn Treatment			
03/11/2020	Land Art Inc.	2020 Prepayment	3,450.51
	Total Lawn Treatment		3,450.51
Snow Removal			
03/15/2020	OCHOA LLC	Clear snow: 1-20,2-5, 2-26	1,281.00
	Total Snow Removal		1,281.00
	Total Grounds Maintenance		4,731.51
Insurance			
Liability Insurance			
03/15/2020		Reclassify State Farm Refund	-1,665.34
03/16/2020		Pekin insurance monthly pymt	808.33
	Total Liability Insurance		-857.01
	Total Insurance		-857.01
Interest Expense			
Loan Interest			
03/15/2020	Terry Fraker	Loan Interest	238.90
	Total Loan Interest		238.90
	Total Interest Expense		238.90
Miscellaneous			
03/13/2020	State Farm Mut...	Expense Reimbursement	-1,665.34
03/15/2020		Reclassify State Farm Refund	1,665.34
	Total Miscellaneous		0.00
Professional Fees			
Accounting			
03/15/2020	Deanna Malohn ...	Mar accounting fees	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
03/12/2020		Bldg A 110 019 665 154	68.51
03/12/2020		Bldg B 110 019 664 777	68.83
03/12/2020		Bldg C 110 020 375 256	68.18
	Total Electric		205.52

1:44 PM

04/16/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

March 2020

Date	Name	Memo	Amount
Water			
03/11/2020	Northwestern W...	73340158,73340155 Bldg B	574.53
03/11/2020	Northwestern W...	73340159 74993499 Bldg C	368.75
03/11/2020	Northwestern W...	71053951,73340157 Bldg A	511.25
Total Water			1,454.53
Total Utilities			1,660.05
Total Expense			6,053.45
Net Ordinary Income			-6,053.45
Net Income			-6,053.45

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

March 2020

	Mar 20	Mar 19	Sep '19 - Mar 20
Ordinary Income/Expense			
Income			
Condo Assessments	0.00	0.00	18,003.00
Condo Monthly Fees	6,800.00	6,182.00	47,600.00
Membership Fee	0.00	500.00	0.00
Total Income	6,800.00	6,682.00	65,603.00
Gross Profit	6,800.00	6,682.00	65,603.00
Expense			
Building Services			
Building Maintenance	0.00	0.00	295.00
Hallway Cleaning	80.00	80.00	560.00
Total Building Services	80.00	80.00	855.00
Building Upkeep			
Roof Replacement	0.00	0.00	63,354.00
Total Building Upkeep	0.00	0.00	63,354.00
Grounds Maintenance			
Lawn Mowing	0.00	0.00	7,178.94
Lawn Treatment	3,450.51	0.00	3,450.51
Snow Removal	1,281.00	0.00	1,281.00
Sprinkler Activate/Deactivate	0.00	0.00	427.50
Tree Care	0.00	0.00	981.14
Total Grounds Maintenance	4,731.51	0.00	13,319.09
Insurance			
Liability Insurance	-857.01	0.00	3,490.68
Total Insurance	-857.01	0.00	3,490.68
Interest Expense			
Finance Charge	0.00	0.00	90.00
Loan Interest	238.90	0.00	238.90
Total Interest Expense	238.90	0.00	328.90
Miscellaneous	0.00	0.00	0.00
Pool Maintenance			
Pool Maintenance-Other	0.00	0.00	730.00
Pool Supplies	0.00	0.00	248.18
Total Pool Maintenance	0.00	0.00	978.18
Pool Repair			
Pool Repair-Other	0.00	0.00	72.93
Total Pool Repair	0.00	0.00	72.93
Professional Fees			
Accounting	200.00	200.00	1,450.00
Legal Fees	0.00	0.00	0.00
Total Professional Fees	200.00	200.00	1,450.00
Taxes			
Federal	0.00	0.00	165.00
Total Taxes	0.00	0.00	165.00

1:37 PM

04/16/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

March 2020

	Mar 20	Mar 19	Sep '19 - Mar 20
Utilities			
Electric	205.52	192.37	1,618.49
Water	1,454.53	1,278.78	11,588.45
Total Utilities	1,660.05	1,471.15	13,206.94
Total Expense	6,053.45	1,751.15	97,220.72
Net Ordinary Income	746.55	4,930.85	-31,617.72
Other Income/Expense			
Other Income			
Interest Income	2.63	47.25	103.81
Total Other Income	2.63	47.25	103.81
Net Other Income	2.63	47.25	103.81
Net Income	749.18	4,978.10	-31,513.91

Hamlet Commons Condominium Association

Balance Sheet

As of February 29, 2020

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,268.14
Key Checking Account	17,603.55
Reserve Money Market Acct Key	3,701.22
Total Checking/Savings	31,572.91
Accounts Receivable	
Accounts Receivable	47.00
Total Accounts Receivable	47.00
Total Current Assets	31,619.91
TOTAL ASSETS	31,619.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	200.00
Total Accounts Payable	200.00
Total Current Liabilities	200.00
Long Term Liabilities	
Notes Payable	10,000.00
Total Long Term Liabilities	10,000.00
Total Liabilities	10,200.00
Equity	
Retained Earnings	53,683.00
Net Income	-32,263.09
Total Equity	21,419.91
TOTAL LIABILITIES & EQUITY	31,619.91

1:07 PM

03/15/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

February 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
02/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Insurance			
Liability Insurance			
02/18/2020		Pekin insurance monthly pymt	808.33
	Total Liability Insurance		808.33
	Total Insurance		808.33
Interest Expense			
Finance Charge			
02/29/2020		monthly service fee	18.00
	Total Finance Charge		18.00
	Total Interest Expense		18.00
Professional Fees			
Accounting			
02/15/2020	Deanna Malohn ...	Feb accounting fees	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
02/13/2020		Bldg A 110 019 665 154	71.74
02/13/2020		Bldg B 110 019 664 777	71.74
02/13/2020		Bldg C 110 020 375 256	68.85
	Total Electric		212.33
Water			
02/07/2020	Northwestern W...	73340158,73340155 Bldg B	635.16
02/07/2020	Northwestern W...	73340159 74993499 Bldg C	305.01
02/07/2020	Northwestern W...	71053951,73340157 Bldg A	527.59
	Total Water		1,467.76
	Total Utilities		1,680.09
	Total Expense		2,786.42
	Net Ordinary Income		-2,786.42
	Net Income		-2,786.42

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

February 2020

	Feb 20	Sep '19 - Feb 20
Ordinary Income/Expense		
Income		
Condo Assessments	0.00	18,003.00
Condo Monthly Fees	6,800.00	40,800.00
Total Income	6,800.00	58,803.00
Gross Profit	6,800.00	58,803.00
Expense		
Building Services		
Building Maintenance	0.00	295.00
Hallway Cleaning	80.00	480.00
Total Building Services	80.00	775.00
Building Upkeep		
Roof Replacement	0.00	63,354.00
Total Building Upkeep	0.00	63,354.00
Grounds Maintenance		
Lawn Mowing	0.00	7,178.94
Sprinkler Activate/Deactivate	0.00	427.50
Tree Care	0.00	981.14
Total Grounds Maintenance	0.00	8,587.58
Insurance		
Liability Insurance	808.33	4,347.69
Total Insurance	808.33	4,347.69
Interest Expense		
Finance Charge	18.00	90.00
Total Interest Expense	18.00	90.00
Miscellaneous	0.00	0.00
Pool Maintenance		
Pool Maintenance-Other	0.00	730.00
Pool Supplies	0.00	248.18
Total Pool Maintenance	0.00	978.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	200.00	1,250.00
Legal Fees	0.00	0.00
Total Professional Fees	200.00	1,250.00
Taxes		
Federal	0.00	165.00
Total Taxes	0.00	165.00
Utilities		
Electric	212.33	1,412.97
Water	1,467.76	10,133.92
Total Utilities	1,680.09	11,546.89
Total Expense	2,786.42	91,167.27
Net Ordinary Income	4,013.58	-32,364.27

12:59 PM

03/15/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

February 2020

	Feb 20	Sep '19 - Feb 20
Other Income/Expense		
Other Income		
Interest Income	4.96	101.18
Total Other Income	4.96	101.18
Net Other Income	4.96	101.18
Net Income	4,018.54	-32,263.09

Hamlet Commons Condominium Association

Balance Sheet

As of January 31, 2020

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,265.97
Key Checking Account	14,918.97
Reserve Money Market Acct Key	3,716.43
Total Checking/Savings	28,901.37
Accounts Receivable	
Accounts Receivable	-1,285.00
Total Accounts Receivable	-1,285.00
Total Current Assets	27,616.37
TOTAL ASSETS	27,616.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	215.00
Total Accounts Payable	215.00
Total Current Liabilities	215.00
Long Term Liabilities	
Notes Payable	10,000.00
Total Long Term Liabilities	10,000.00
Total Liabilities	10,215.00
Equity	
Retained Earnings	53,683.00
Net Income	-36,281.63
Total Equity	17,401.37
TOTAL LIABILITIES & EQUITY	27,616.37

Hamlet Commons Condominium Association

Profit & Loss Detail by account

January 2020

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
01/01/2020	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Insurance			
Liability Insurance			
01/15/2020		Pekin insurance monthly pymt	808.34
	Total Liability Insurance		808.34
	Total Insurance		808.34
Interest Expense			
Finance Charge			
01/31/2020		monthly service fee	18.00
	Total Finance Charge		18.00
	Total Interest Expense		18.00
Professional Fees			
Accounting			
01/08/2020	Daniel Smith (ve...	Sep 2018- Aug 2019 tax return form 1120H	50.00
01/11/2020	Deanna Malohn ...	Jan accounting fees	200.00
	Total Accounting		250.00
	Total Professional Fees		250.00
Taxes			
Federal			
01/30/2020	Department of T...	federal tax on interest income	165.00
	Total Federal		165.00
	Total Taxes		165.00
Utilities			
Electric			
01/13/2020		Bldg A 110 019 665 154	66.83
01/13/2020		Bldg B 110 019 664 777	67.15
01/13/2020		Bldg C 110 020 375 256	63.06
	Total Electric		197.04
Water			
01/11/2020	Northwestern W...	73340158,73340155 Bldg B	668.41
01/11/2020	Northwestern W...	73340159 74993499 Bldg C	302.19
01/11/2020	Northwestern W...	71053951,73340157 Bldg A	623.69
	Total Water		1,594.29
	Total Utilities		1,791.33
	Total Expense		3,112.67
	Net Ordinary Income		-3,112.67
	Net Income		-3,112.67

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

January 2020

	Jan 20	Sep '19 - Jan 20
Ordinary Income/Expense		
Income		
Condo Assessments	0.00	18,003.00
Condo Monthly Fees	6,800.00	34,000.00
Total Income	6,800.00	52,003.00
Gross Profit	6,800.00	52,003.00
Expense		
Building Services		
Building Maintenance	0.00	295.00
Hallway Cleaning	80.00	400.00
Total Building Services	80.00	695.00
Building Upkeep		
Roof Replacement	0.00	63,354.00
Total Building Upkeep	0.00	63,354.00
Grounds Maintenance		
Lawn Mowing	0.00	7,178.94
Sprinkler Activate/Deactivate	0.00	427.50
Tree Care	0.00	981.14
Total Grounds Maintenance	0.00	8,587.58
Insurance		
Liability Insurance	808.34	3,539.36
Total Insurance	808.34	3,539.36
Interest Expense		
Finance Charge	18.00	72.00
Total Interest Expense	18.00	72.00
Miscellaneous	0.00	0.00
Pool Maintenance		
Pool Maintenance-Other	0.00	730.00
Pool Supplies	0.00	248.18
Total Pool Maintenance	0.00	978.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	250.00	1,050.00
Legal Fees	0.00	0.00
Total Professional Fees	250.00	1,050.00
Taxes		
Federal	165.00	165.00
Total Taxes	165.00	165.00
Utilities		
Electric	197.04	1,200.64
Water	1,594.29	8,666.16
Total Utilities	1,791.33	9,866.80
Total Expense	3,112.67	88,380.85
Net Ordinary Income	3,687.33	-36,377.85

1:01 PM

03/15/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

January 2020

	Jan 20	Sep '19 - Jan 20
Other Income/Expense		
Other Income		
Interest Income	5.34	96.22
Total Other Income	5.34	96.22
Net Other Income	5.34	96.22
Net Income	3,692.67	-36,281.63

5:38 PM

01/19/20

Accrual Basis

Hamlet Commons Condominium Association
Balance Sheet Prev Year Comparison
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Key Business Tiered CD	10,263.79	10,097.84	165.95	1.6%
Key Checking Account	9,855.64	11,343.11	-1,487.47	-13.1%
Reserve Money Market Acct Key	3,731.27	25,742.42	-22,011.15	-85.5%
Total Checking/Savings	23,850.70	47,183.37	-23,332.67	-49.5%
Accounts Receivable				
Accounts Receivable	-142.00	-1,116.00	974.00	87.3%
Total Accounts Receivable	-142.00	-1,116.00	974.00	87.3%
Total Current Assets	23,708.70	46,067.37	-22,358.67	-48.5%
TOTAL ASSETS	<u>23,708.70</u>	<u>46,067.37</u>	<u>-22,358.67</u>	<u>-48.5%</u>
LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
Notes Payable	10,000.00	0.00	10,000.00	100.0%
Total Long Term Liabilities	10,000.00	0.00	10,000.00	100.0%
Total Liabilities	10,000.00	0.00	10,000.00	100.0%
Equity				
Retained Earnings	53,683.00	76,951.03	-23,268.03	-30.2%
Net Income	-39,974.30	-30,883.66	-9,090.64	-29.4%
Total Equity	13,708.70	46,067.37	-32,358.67	-70.2%
TOTAL LIABILITIES & EQUITY	<u>23,708.70</u>	<u>46,067.37</u>	<u>-22,358.67</u>	<u>-48.5%</u>

Hamlet Commons Condominium Association

Profit & Loss Detail by account

December 2019

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Building Maintenance			
12/28/2019	Freedom Roofin...	Gutter repair Bldg C	295.00
	Total Building Maintenance		295.00
Hallway Cleaning			
12/01/2019	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		375.00
Building Upkeep			
Roof Replacement			
12/18/2019		Reclass MacKinnon	-1,200.00
12/28/2019	Freedom Roofin...	Bldg A gutter replacement	8,150.00
	Total Roof Replacement		6,950.00
	Total Building Upkeep		6,950.00
Grounds Maintenance			
Lawn Mowing			
12/28/2019	OCHOA LLC	2 mows 11-4 and 11-26, fall clean up and 1 snow plow	1,697.33
	Total Lawn Mowing		1,697.33
	Total Grounds Maintenance		1,697.33
Insurance			
Liability Insurance			
12/16/2019		Pekin insurance monthly pymt	485.02
	Total Liability Insurance		485.02
	Total Insurance		485.02
Interest Expense			
Finance Charge			
12/31/2019		monthly service fee	18.00
	Total Finance Charge		18.00
	Total Interest Expense		18.00
Miscellaneous			
12/10/2019	Mackinnon & Co...		-45.00
12/10/2019		Reclass Mackinnon	-600.00
12/18/2019		Reclass MacKinnon	1,245.00
	Total Miscellaneous		600.00
Professional Fees			
Accounting			
12/06/2019	Deanna Malohn ...	Dec accounting fees	200.00
	Total Accounting		200.00
Legal Fees			
12/18/2019		Reclass MacKinnon	-45.00
	Total Legal Fees		-45.00
	Total Professional Fees		155.00

1:06 PM

03/15/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

December 2019

Date	Name	Memo	Amount
Utilities			
Electric			
12/12/2019		Bldg A 110 019 665 154	68.55
12/12/2019		Bldg B 110 019 664 777	64.44
12/12/2019		Bldg C 110 020 375 256	61.93
Total Electric			194.92
Water			
12/06/2019	Northwestern W...	73340158,73340155 Bldg B	577.49
12/06/2019	Northwestern W...	73340159 74993499 Bldg C	239.35
12/06/2019	Northwestern W...	71053951,73340157 Bldg A	565.23
Total Water			1,382.07
Total Utilities			1,576.99
Total Expense			11,857.34
Net Ordinary Income			-11,857.34
Net Income			-11,857.34

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

December 2019

	Dec 19	Sep - Dec 19
Ordinary Income/Expense		
Income		
Condo Assessments	0.00	18,003.00
Condo Monthly Fees	6,800.00	27,200.00
Total Income	6,800.00	45,203.00
Gross Profit	6,800.00	45,203.00
Expense		
Building Services		
Building Maintenance	295.00	295.00
Hallway Cleaning	80.00	320.00
Total Building Services	375.00	615.00
Building Upkeep		
Roof Replacement	6,950.00	63,354.00
Total Building Upkeep	6,950.00	63,354.00
Grounds Maintenance		
Lawn Mowing	1,697.33	7,178.94
Sprinkler Activate/Deactivate	0.00	427.50
Tree Care	0.00	981.14
Total Grounds Maintenance	1,697.33	8,587.58
Insurance		
Liability Insurance	485.02	2,731.02
Total Insurance	485.02	2,731.02
Interest Expense		
Finance Charge	18.00	54.00
Total Interest Expense	18.00	54.00
Miscellaneous	600.00	0.00
Pool Maintenance		
Pool Maintenance-Other	0.00	730.00
Pool Supplies	0.00	248.18
Total Pool Maintenance	0.00	978.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	200.00	800.00
Legal Fees	-45.00	0.00
Total Professional Fees	155.00	800.00
Utilities		
Electric	194.92	1,003.60
Water	1,382.07	7,071.87
Total Utilities	1,576.99	8,075.47
Total Expense	11,857.34	85,268.18
Net Ordinary Income	-5,057.34	-40,065.18

1:09 PM

03/15/20

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

December 2019

	Dec 19	Sep - Dec 19
Other Income/Expense		
Other Income		
Interest Income	5.29	90.88
Total Other Income	5.29	90.88
Net Other Income	5.29	90.88
Net Income	-5,052.05	-39,974.30

2:19 PM

12/28/19

Accrual Basis

Hamlet Commons Condominium Association

Balance Sheet

As of November 30, 2019

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,261.68
Key Checking Account	15,905.98
Reserve Money Market Acct Key	3,746.09
Total Checking/Savings	29,913.75
Accounts Receivable	
Accounts Receivable	-1,153.00
Total Accounts Receivable	-1,153.00
Total Current Assets	28,760.75
TOTAL ASSETS	28,760.75
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Notes Payable	10,000.00
Total Long Term Liabilities	10,000.00
Total Liabilities	10,000.00
Equity	
Retained Earnings	53,683.00
Net Income	-34,922.25
Total Equity	18,760.75
TOTAL LIABILITIES & EQUITY	28,760.75

Hamlet Commons Condominium Association

Profit & Loss Detail by account

November 2019

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
11/01/2019	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Building Upkeep			
Roof Replacement			
11/21/2019	Freedom Roofin...	Bldg B; 20% final payment	11,040.00
11/24/2019	Kevin Fall Carp...	Givens unit repair due to roof leaks	1,200.00
	Total Roof Replacement		12,240.00
	Total Building Upkeep		12,240.00
Grounds Maintenance			
Tree Care			
11/13/2019	Envirocare	TC-Fall Deep Root Fertilization 10-22-19	581.79
	Total Tree Care		581.79
	Total Grounds Maintenance		581.79
Interest Expense			
Finance Charge			
11/29/2019		monthly service fee	18.00
	Total Finance Charge		18.00
	Total Interest Expense		18.00
Miscellaneous			
11/16/2019	Mackinnon & Co...	Expense Reimbursement	-600.00
	Total Miscellaneous		-600.00
Pool Maintenance			
Pool Supplies			
11/29/2019	KeyBank	pool chemicals	44.26
	Total Pool Supplies		44.26
	Total Pool Maintenance		44.26
Professional Fees			
Accounting			
11/01/2019	Deanna Malohn ...	Nov accounting fees	200.00
	Total Accounting		200.00
Legal Fees			
11/24/2019	William Ohls	small claims court application Mackinnon	45.00
	Total Legal Fees		45.00
	Total Professional Fees		245.00
Utilities			
Electric			
11/13/2019		Bldg A 110 019 665 154	82.42
11/13/2019		Bldg B 110 019 664 777	73.25
11/13/2019		Bldg C 110 020 375 256	60.97
	Total Electric		216.64

3:08 PM

12/28/19

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

November 2019

Date	Name	Memo	Amount
Water			
11/13/2019	Northwestern W...	73340158,73340155 Bldg B	613.07
11/13/2019	Northwestern W...	73340159 74993499 Bldg C	240.33
11/13/2019	Northwestern W...	71053951,73340157 Bldg A	563.25
Total Water			1,416.65
Total Utilities			1,633.29
Total Expense			14,242.34
Net Ordinary Income			-14,242.34
Net Income			-14,242.34

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

November 2019

	Nov 19	Sep - Nov 19
Ordinary Income/Expense		
Income		
Condo Assessments	10,000.00	18,003.00
Condo Monthly Fees	6,800.00	20,400.00
Total Income	16,800.00	38,403.00
Gross Profit	16,800.00	38,403.00
Expense		
Building Services		
Hallway Cleaning	80.00	240.00
Total Building Services	80.00	240.00
Building Upkeep		
Roof Replacement	12,240.00	56,404.00
Total Building Upkeep	12,240.00	56,404.00
Grounds Maintenance		
Lawn Mowing	0.00	5,481.61
Sprinkler Activate/Deactivate	0.00	427.50
Tree Care	581.79	981.14
Total Grounds Maintenance	581.79	6,890.25
Insurance		
Liability Insurance	0.00	2,246.00
Total Insurance	0.00	2,246.00
Interest Expense		
Finance Charge	18.00	36.00
Total Interest Expense	18.00	36.00
Miscellaneous	-600.00	-600.00
Pool Maintenance		
Pool Maintenance-Other	0.00	730.00
Pool Supplies	44.26	248.18
Total Pool Maintenance	44.26	978.18
Pool Repair		
Pool Repair-Other	0.00	72.93
Total Pool Repair	0.00	72.93
Professional Fees		
Accounting	200.00	600.00
Legal Fees	45.00	45.00
Total Professional Fees	245.00	645.00
Utilities		
Electric	216.64	808.68
Water	1,416.65	5,689.80
Total Utilities	1,633.29	6,498.48
Total Expense	14,242.34	73,410.84
Net Ordinary Income	2,557.66	-35,007.84

3:04 PM

12/28/19

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

November 2019

	Nov 19	Sep - Nov 19
Other Income/Expense		
Other Income		
Interest Income	5.28	85.59
Total Other Income	5.28	85.59
Net Other Income	5.28	85.59
Net Income	2,562.94	-34,922.25

7:50 AM

11/17/19

Accrual Basis

Hamlet Commons Condominium Association

Balance Sheet

As of October 31, 2019

	<u>Oct 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,259.50
Key Checking Account	3,255.32
Reserve Money Market Acct Key	3,760.99
Total Checking/Savings	<u>17,275.81</u>
Accounts Receivable	
Accounts Receivable	<u>-1,078.00</u>
Total Accounts Receivable	<u>-1,078.00</u>
Total Current Assets	<u>16,197.81</u>
TOTAL ASSETS	<u>16,197.81</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	53,683.00
Net Income	<u>-37,485.19</u>
Total Equity	<u>16,197.81</u>
TOTAL LIABILITIES & EQUITY	<u>16,197.81</u>

7:58 AM

11/17/19

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

October 2019

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
10/01/2019	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Building Upkeep			
Roof Replacement			
10/20/2019	Freedom Roofin...	Bldg B; 80% down payment	44,164.00
	Total Roof Replacement		44,164.00
	Total Building Upkeep		44,164.00
Grounds Maintenance			
Lawn Mowing			
10/27/2019	OCHOA LLC	13 mows 8-5 thru 10/28/19	5,481.61
	Total Lawn Mowing		5,481.61
Sprinkler Activate/Deactivate			
10/03/2019	JR's Sprinkler M...	winterization Bldg A sprinkler	166.25
10/03/2019	JR's Sprinkler M...	winterization Bldg B sprinkler and pool house	166.25
10/03/2019	JR's Sprinkler M...	winterization bldg C	95.00
	Total Sprinkler Activate/Deactivate		427.50
Tree Care			
10/29/2019	Envirocare	TC-PHC late summer visit 10-01-19	205.87
	Total Tree Care		205.87
	Total Grounds Maintenance		6,114.98
Insurance			
Liability Insurance			
10/27/2019		Umbrella Policy	306.00
10/27/2019		Initial payment to change policy	1,940.00
	Total Liability Insurance		2,246.00
	Total Insurance		2,246.00
Interest Expense			
Finance Charge			
10/31/2019		Oct maintenance fee	18.00
	Total Finance Charge		18.00
	Total Interest Expense		18.00
Pool Maintenance			
Pool Maintenance-Other			
10/13/2019	HP Pools, Inc	Cleaning 9/5, 12, 20	195.00
	Total Pool Maintenance-Other		195.00
Pool Supplies			
10/13/2019	HP Pools, Inc	Sodium bicarb	12.00
10/27/2019	KeyBank	pool chemicals	22.91
	Total Pool Supplies		34.91
	Total Pool Maintenance		229.91

7:58 AM

11/17/19

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

October 2019

Date	Name	Memo	Amount
Pool Repair			
Pool Repair-Other			
10/27/2019	KeyBank	Lachmiller Coolidge pump repair	72.93
	Total Pool Repair-Other		72.93
	Total Pool Repair		72.93
Professional Fees			
Accounting			
10/05/2019	Deanna Malohn ...	Oct 2019	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
10/15/2019		Bldg A 110 019 665 154	90.53
10/15/2019		Bldg B 110 019 664 777	136.87
10/15/2019		Bldg C 110 020 375 256	62.76
	Total Electric		290.16
Water			
10/05/2019	Northwestern W...	73340158,73340155 Bldg B	1,120.78
10/05/2019	Northwestern W...	73340159 74993499 Bldg C	374.97
10/05/2019	Northwestern W...	71053951,73340157 Bldg A	718.33
	Total Water		2,214.08
	Total Utilities		2,504.24
	Total Expense		55,630.06
	Net Ordinary Income		-55,630.06
	Net Income		-55,630.06

7:52 AM

11/17/19

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss YTD Comparison

October 2019

	Oct 19	Sep - Oct 19
Ordinary Income/Expense		
Income		
Condo Assessments	0.00	8,003.00
Condo Monthly Fees	6,800.00	13,600.00
Total Income	6,800.00	21,603.00
Gross Profit	6,800.00	21,603.00
Expense		
Building Services		
Hallway Cleaning	80.00	160.00
Total Building Services	80.00	160.00
Building Upkeep		
Roof Replacement	44,164.00	44,164.00
Total Building Upkeep	44,164.00	44,164.00
Grounds Maintenance		
Lawn Mowing	5,481.61	5,481.61
Sprinkler Activate/Deactivate	427.50	427.50
Tree Care	205.87	399.35
Total Grounds Maintenance	6,114.98	6,308.46
Insurance		
Liability Insurance	2,246.00	2,246.00
Total Insurance	2,246.00	2,246.00
Interest Expense		
Finance Charge	18.00	18.00
Total Interest Expense	18.00	18.00
Pool Maintenance		
Pool Maintenance-Other	195.00	730.00
Pool Supplies	34.91	203.92
Total Pool Maintenance	229.91	933.92
Pool Repair		
Pool Repair-Other	72.93	72.93
Total Pool Repair	72.93	72.93
Professional Fees		
Accounting	200.00	400.00
Total Professional Fees	200.00	400.00
Utilities		
Electric	290.16	592.04
Water	2,214.08	4,273.15
Total Utilities	2,504.24	4,865.19
Total Expense	55,630.06	59,168.50
Net Ordinary Income	-48,830.06	-37,565.50
Other Income/Expense		
Other Income		
Interest Income	33.21	80.31
Total Other Income	33.21	80.31
Net Other Income	33.21	80.31
Net Income	-48,796.85	-37,485.19

7:07 AM

10/13/19

Accrual Basis

Hamlet Commons Condominium Association

Balance Sheet

As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Key Business Tiered CD	10,257.40
Key Checking Account	11,856.38
Reserve Money Market Acct Key	43,747.88
Total Checking/Savings	65,861.66
Accounts Receivable	
Accounts Receivable	-657.00
Total Accounts Receivable	-657.00
Total Current Assets	65,204.66
TOTAL ASSETS	65,204.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	210.00
Total Accounts Payable	210.00
Total Current Liabilities	210.00
Total Liabilities	210.00
Equity	
Retained Earnings	53,683.00
Net Income	11,311.66
Total Equity	64,994.66
TOTAL LIABILITIES & EQUITY	65,204.66

7:09 AM

10/13/19

Accrual Basis

Hamlet Commons Condominium Association

Profit & Loss Detail by account

September 2019

Date	Name	Memo	Amount
Ordinary Income/Expense			
Expense			
Building Services			
Hallway Cleaning			
09/01/2019	Elizabeth Kujawa	Bldg A&B common areas	80.00
	Total Hallway Cleaning		80.00
	Total Building Services		80.00
Grounds Maintenance			
Tree Care			
09/28/2019	Envirocare	TC-PHC mid summer visit 9-03-19	193.48
	Total Tree Care		193.48
	Total Grounds Maintenance		193.48
Pool Maintenance			
Pool Maintenance-Other			
09/26/2019	HP Pools, Inc	close pool 1.4 hours	210.00
09/28/2019	HP Pools, Inc	weekly cleaning 8/1,8 15,22,29	325.00
	Total Pool Maintenance-Other		535.00
Pool Supplies			
09/28/2019	HP Pools, Inc	muriatic acid 1 gallon	7.50
09/28/2019	KeyBank	pools chemicals	161.51
	Total Pool Supplies		169.01
	Total Pool Maintenance		704.01
Professional Fees			
Accounting			
09/10/2019	Deanna Malohn ...	Sep 2019	200.00
	Total Accounting		200.00
	Total Professional Fees		200.00
Utilities			
Electric			
09/13/2019		Bldg A 110 019 665 154	90.65
09/13/2019		Bldg B 110 019 664 777	148.62
09/13/2019		Bldg C 110 020 375 256	62.61
	Total Electric		301.88
Water			
09/10/2019	Northwestern W...	73340158,73340155 Bldg B	945.56
09/10/2019	Northwestern W...	73340159 74993499 Bldg C	346.16
09/10/2019	Northwestern W...	71053951,73340157 Bldg A	767.35
	Total Water		2,059.07
	Total Utilities		2,360.95
	Total Expense		3,538.44
	Net Ordinary Income		-3,538.44
	Net Income		-3,538.44

Hamlet Commons Condominium Association

Profit & Loss

September 2019

	Sep 19
Ordinary Income/Expense	
Income	
Condo Assessments	8,003.00
Condo Monthly Fees	6,800.00
Total Income	14,803.00
Gross Profit	14,803.00
Expense	
Building Services	
Hallway Cleaning	80.00
Total Building Services	80.00
Grounds Maintenance	
Tree Care	193.48
Total Grounds Maintenance	193.48
Pool Maintenance	
Pool Maintenance-Other	535.00
Pool Supplies	169.01
Total Pool Maintenance	704.01
Professional Fees	
Accounting	200.00
Total Professional Fees	200.00
Utilities	
Electric	301.88
Water	2,059.07
Total Utilities	2,360.95
Total Expense	3,538.44
Net Ordinary Income	11,264.56
Other Income/Expense	
Other Income	
Interest Income	47.10
Total Other Income	47.10
Net Other Income	47.10
Net Income	11,311.66