

Cash Flow

Property: Hamlet Commons
08/01/26 - 08/31/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	-6,096.58
Net cash provided by Operating Activities	-6,096.58
Net cash increase for period	-6,096.58
Cash at beginning of period	67,217.58
Cash at end of period	61,121.00

✓
dgn

Balance Sheet

Property: Hamlet Commons

As of 08/31/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	1,385.02
1000 Total All Bank Accounts	1,385.02

1060 All Reserve Accounts	
1091 Hamlet Reserve MM - Citizens	59,735.98
1060 Total All Reserve Accounts	59,735.98

Total Bank	61,121.00
------------	-----------

TOTAL ASSETS

61,121.00

LIABILITIES & EQUITY

Equity

3000 Net Income	-6,173.72
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity	61,121.00
--------------	-----------

TOTAL LIABILITIES & EQUITY

61,121.00

Profit & Loss

Property: Hamlet Commons

08/01/26 - 08/31/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,489.00	103.04%
4100 Total All Rental / Condo Fee Income	8,489.00	103.04%
4500 All Interest Income		
4501 Interest Income	104.51	1.27%
4500 Total All Interest Income	104.51	1.27%
4700 Rents/Fees Paid in Advance (- Prior Month)	-355.00	-4.31%
TOTAL INCOME	8,238.51	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,976.68	23.99%
5030 Total All Insurance Expense	1,976.68	23.99%
5060 All Legal and Other Professional Fees		
5064 Accounting Services	190.00	2.31%
5060 Total All Legal and Other Professional Fees	190.00	2.31%
5091 All Repairs & Maintenance Expense		
5096 Building Repair Service (interior)	4,915.00	59.66%
5101 Cleaning - Hallways	80.00	0.97%
5103 Cleaning - Windows	786.33	9.54%
5108 Gutter Repair / Cleaning	786.33	9.54%
5091 Total All Repairs & Maintenance Expense	6,567.66	79.72%
5250 All Grounds & Pool		
5257 Lawn - Mowing	2,525.61	30.66%
5259 Lawn - Fertilization & Weed Control	561.00	6.81%
5261 Lawn - Grub Control	917.57	11.14%
5250 Total All Grounds & Pool	4,004.18	48.60%
5350 All Taxes Expense		
5354 Other Taxes	110.00	1.34%
5350 Total All Taxes Expense	110.00	1.34%
5400 All Utilities		
5401 Water - Building	1,204.64	14.62%
5407 Electric - Building	281.93	3.42%
5400 Total All Utilities	1,486.57	18.04%
TOTAL EXPENSE	14,335.09	174.00%
NET INCOME	-6,096.58	-74.00 %

NET INCOME SUMMARY

Income	8,238.51
Expense	-14,335.09
NET INCOME	-6,096.58

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 8/1/2026 and 8/31/2026

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid	
Department of the Treasury		08072026T	110.00	8/7/26	8/7/26	4674	110.00	✓
Greater New York Mutual Insur		1000035192	1,976.68	8/11/26	8/11/26	ACH	1,976.68	✓
Kujawa, Ethan		08052026H	80.00	8/7/26	8/7/26	4676	80.00	✓
Northwestern Water and Sewer [		07292026B	1,204.64	8/24/26	8/21/26	ACH	1,204.64	✓
Steve Miley - Reimbursement		08082026	4,915.00	8/11/26	8/25/26	4679	4,915.00	✓
Toledo Edison		07132026C	85.19	8/13/26	8/13/26	ACH	85.19	✓
Toledo Edison		07132026B	85.94	8/11/26	8/13/26	ACH	85.94	✓
Toledo Edison		07132026A	110.80	8/11/26	8/13/26	ACH	110.80	✓
U.S. Lawns		050984736	2,525.61	8/11/26	8/25/26	4678	2,525.61	✓
U.S. Lawns		050984770	1,478.57	8/24/26	8/25/26	4678	1,478.57	✓
Vintage Industries, LLC		08062026W	786.33	8/6/26	8/7/26	4675	786.33	✓
Vintage Industries, LLC		08062026G	786.33	8/6/26	8/7/26	4675	786.33	✓
Yeager, Pettit & Associates, Inc.		08062026Y	190.00	8/6/26	8/6/26	4673	190.00	✓
Total Bills:	13		14,335.09				14,335.09	

Cash Flow

Property: Hamlet Commons
07/01/26 - 07/31/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	-6,716.71
Net cash provided by Operating Activities	-6,716.71
Net cash increase for period	-6,716.71
Cash at beginning of period	73,934.29
Cash at end of period	67,217.58

✓
LSP

Balance Sheet

Property: Hamlet Commons

As of 07/31/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	70.96
1000 Total All Bank Accounts	70.96

1060 All Reserve Accounts	
1091 Hamlet Reserve MM - Citizens	67,146.62
1060 Total All Reserve Accounts	67,146.62

Total Bank	67,217.58
------------	-----------

TOTAL ASSETS

67,217.58

LIABILITIES & EQUITY

Equity

3000 Net Income	-77.14
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity	67,217.58
--------------	-----------

TOTAL LIABILITIES & EQUITY

67,217.58

Profit & Loss

Property: Hamlet Commons
07/01/26 - 07/31/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,927.00	102.65%
4100 Total All Rental / Condo Fee Income	8,927.00	102.65%
4500 All Interest Income		
4501 Interest Income	120.65	1.39%
4500 Total All Interest Income	120.65	1.39%
4700 Rents/Fees Paid in Advance (- Prior Month)	-351.00	-4.04%
TOTAL INCOME	8,696.65	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,976.69	22.73%
5030 Total All Insurance Expense	1,976.69	22.73%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	0.92%
5123 Roof Repair / Replacement	2,140.00	24.61%
5091 Total All Repairs & Maintenance Expense	2,220.00	25.53%
5250 All Grounds & Pool		
5257 Lawn - Mowing	2,525.61	29.04%
5278 Tree - Trimming / Removal	5,545.00	63.76%
5281 Tree - Fert, Insecticide, Fungus	196.42	2.26%
5250 Total All Grounds & Pool	8,267.03	95.06%
5400 All Utilities		
5401 Water - Building	2,672.13	30.73%
5407 Electric - Building	277.51	3.19%
5400 Total All Utilities	2,949.64	33.92%
TOTAL EXPENSE	15,413.36	177.23%
NET INCOME	-6,716.71	-77.23 %

NET INCOME SUMMARY

Income	8,696.65
Expense	-15,413.36
NET INCOME	-6,716.71

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 7/1/2026 and 7/31/2026

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid	
Greater New York Mutual Insur		1000035911	1,976.69	7/1/26	7/9/26	ACH	1,976.69	✓
Key Bank	5197317046909€	062926C	525.21	6/29/26	7/15/26	4670	525.21	✓
Key Bank	5197317046909€	062626B	1,120.05	6/29/26	7/15/26	4670	1,120.05	✓
Key Bank	5197317046909€	062926A	1,026.87	6/29/26	7/15/26	4670	1,026.87	✓
Key Bank	5197317046909€	L26-492726	196.42	7/15/26	7/15/26	4670	196.42	✓
Key Bank	5197317046909€	050984057	2,525.61	7/15/26	7/15/26	4670	2,525.61	✓
Kujawa, Ethan		07012026	80.00	7/13/26	7/13/26	4669	80.00	✓
Steve Miley - Reimbursement		7222026A	2,140.00	7/28/26	7/28/26	4672	2,140.00	✓
Toledo Edison		6222026C	59.34	7/13/26	7/13/26	ACH	59.34	✓
Toledo Edison		6222026B	76.30	7/13/26	7/13/26	ACH	76.30	✓
Toledo Edison		6222026A	141.87	7/13/26	7/13/26	ACH	141.87	✓
Westrick Brothers Lawn & Lands		1102	950.00	7/21/26	7/23/26	4671	950.00	✓
Westrick Brothers Lawn & Lands		1101	845.00	7/21/26	7/23/26	4671	845.00	✓
Westrick Brothers Lawn & Lands		1103	250.00	7/23/26	7/23/26	4671	250.00	✓
Westrick Brothers Lawn & Lands		1104	1,500.00	7/23/26	7/23/26	4671	1,500.00	✓
Westrick Brothers Lawn & Lands		1105	725.00	7/21/26	7/23/26	4671	725.00	✓
Westrick Brothers Lawn & Lands		1106	1,275.00	7/21/26	7/23/26	4671	1,275.00	✓
Total Bills:	17		15,413.36				15,413.36	

Cash Flow

Property: Hamlet Commons
06/01/26 - 06/30/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	-2,170.07
Net cash provided by Operating Activities	-2,170.07
Net cash increase for period	-2,170.07
Cash at beginning of period	76,104.36
Cash at end of period	73,934.29

✓
JG

Balance Sheet

Property: Hamlet Commons

As of 06/30/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	748.32
1000 Total All Bank Accounts	748.32

1060 All Reserve Accounts

1091 Hamlet Reserve MM - Citizens	73,185.97
1060 Total All Reserve Accounts	73,185.97

Total Bank

73,934.29

TOTAL ASSETS

73,934.29

LIABILITIES & EQUITY

Equity

3000 Net Income	6,639.57
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity

73,934.29

TOTAL LIABILITIES & EQUITY

73,934.29

Profit & Loss

Property: Hamlet Commons

06/01/26 - 06/30/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,051.00	102.35%
4100 Total All Rental / Condo Fee Income	8,051.00	102.35%
4500 All Interest Income		
4501 Interest Income	149.95	1.91%
4500 Total All Interest Income	149.95	1.91%
4700 Rents/Fees Paid in Advance (- Prior Month)	-335.00	-4.26%
TOTAL INCOME	7,865.95	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,976.69	25.13%
5030 Total All Insurance Expense	1,976.69	25.13%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	1.02%
5091 Total All Repairs & Maintenance Expense	80.00	1.02%
5250 All Grounds & Pool		
5257 Lawn - Mowing	2,472.15	31.43%
5259 Lawn - Fertilization & Weed Control	277.71	3.53%
5271 Sprinkler - Spring/Fall On/Off	934.76	11.88%
5272 Sprinkler - Repair	1,161.50	14.77%
5281 Tree - Fert, Insecticide, Fungus	394.98	5.02%
5291 Snow Removal	450.00	5.72%
5296 Misc Grounds Repair	68.69	0.87%
5250 Total All Grounds & Pool	5,759.79	73.22%
5400 All Utilities		
5401 Water - Building	1,936.64	24.62%
5407 Electric - Building	247.90	3.15%
5400 Total All Utilities	2,184.54	27.77%
5650 Bank Fees	35.00	0.44%
TOTAL EXPENSE	10,036.02	127.59%
NET INCOME	-2,170.07	-27.59 %

NET INCOME SUMMARY

Income	7,865.95
Expense	-10,036.02
NET INCOME	-2,170.07

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 6/1/2026 and 6/30/2026

Invoice #	Vendor	Bill Amount	Bill Memo	Check Date	Check No.	Amount Paid	
672026	Boyers, Joe	68.69	Mailbox repair - building B	6/17/26	4664	68.69	✓
1000035910	Greater New York Mutual Insurance Con	1,976.69		6/9/26	ACH	1,976.69	✓
06192026A	Key Bank	825.16	Northwestern Water - Building A	6/22/26	4665	825.16	✓
05292026B	Key Bank	733.55	Northwestern Water - Building B	6/22/26	4665	733.55	✓
05292026C	Key Bank	377.93	Northwestern Water - Building C	6/22/26	4665	377.93	✓
050983668	Key Bank	934.76	US Lawns Irrigation Start Up	6/22/26	4665	934.76	✓
050983736	Key Bank	1,161.50	US Lawns - Irrigation repairs	6/22/26	4665	1,161.50	✓
L26-492298	Key Bank	394.98	Envirocare	6/22/26	4665	394.98	✓
050983620	Key Bank	2,472.15	US Lawns - Mowing	6/24/26	4668	2,472.15	✓
612026	Kujawa, Elizabeth	80.00		6/19/26	4667	80.00	✓
1205658	Land Art	277.71		6/1/26	4663	277.71	✓
05212026	Toledo Edison	113.66	Building A	6/11/26	ACH	113.66	✓
05212026B	Toledo Edison	81.21	Building B	6/11/26	ACH	81.21	✓
05212026C	Toledo Edison	53.03	Building C	6/11/26	ACH	53.03	✓
21026Pease	Yardwork & Snow Removal LLC	450.00		6/23/26	4666	450.00	✓
Total Bills:	15	10,001.02				10,001.02	

Cash Flow

Property: Hamlet Commons
05/01/26 - 05/31/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	2,478.26
Net cash provided by Operating Activities	2,478.26
Net cash increase for period	2,478.26
Cash at beginning of period	73,626.10
Cash at end of period	76,104.36

Profit & Loss

Property: Hamlet Commons

05/01/26 - 05/31/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,489.00	81.01%
4111 Initiation Fees	500.00	4.77%
4100 Total All Rental / Condo Fee Income	8,989.00	85.78%
4500 All Interest Income		
4501 Interest Income	159.26	1.52%
4500 Total All Interest Income	159.26	1.52%
4700 Rents/Fees Paid in Advance (- Prior Month)	1,331.00	12.70%
TOTAL INCOME	10,479.26	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,976.69	18.86%
5030 Total All Insurance Expense	1,976.69	18.86%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	0.76%
5091 Total All Repairs & Maintenance Expense	80.00	0.76%
5250 All Grounds & Pool		
5257 Lawn - Mowing	2,480.85	23.67%
5259 Lawn - Fertilization & Weed Control	917.57	8.76%
5281 Tree - Fert, Insecticide, Fungus	394.98	3.77%
5250 Total All Grounds & Pool	3,793.40	36.20%
5400 All Utilities		
5401 Water - Building	1,950.96	18.62%
5407 Electric - Building	199.95	1.91%
5400 Total All Utilities	2,150.91	20.53%
TOTAL EXPENSE	8,001.00	76.35%
NET INCOME	2,478.26	23.65 %

NET INCOME SUMMARY

Income	10,479.26
Expense	-8,001.00
NET INCOME	2,478.26

Balance Sheet

Property: Hamlet Commons

As of 05/31/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	3,068.34
1000 Total All Bank Accounts	3,068.34

1060 All Reserve Accounts

1091 Hamlet Reserve MM - Citizens	73,036.02
1060 Total All Reserve Accounts	73,036.02

Total Bank

76,104.36

TOTAL ASSETS

76,104.36

LIABILITIES & EQUITY

Equity

3000 Net Income	8,809.64
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity

76,104.36

TOTAL LIABILITIES & EQUITY

76,104.36

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 5/1/2026 and 5/31/2026

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid	
Greater New York Mutual Insur		1000035909	1,976.69	5/8/26	5/8/26	ACH	1,976.69	✓
Key Bank	5197317046909	050982924	2,480.85	5/1/26	5/26/26	4661	2,480.85	✓
Key Bank	5197317046909	042926A	873.44	5/19/26	5/26/26	4661	873.44	✓
Key Bank	5197317046909	42926B	723.29	5/19/26	5/26/26	4661	723.29	✓
Key Bank	5197317046909	42926C	354.23	5/19/26	5/26/26	4661	354.23	✓
Key Bank	5197317046909	L26-492130	394.98	5/29/26	5/29/26	4662	394.98	✓
Key Bank	5197317046909	050983423	917.57	5/29/26	5/29/26	4662	917.57	✓
Kujawa, Elizabeth		05012026	80.00	5/1/26	5/14/26	4660	80.00	✓
Toledo Edison		04222026A	96.43	5/13/26	5/13/26	ACH	96.43	✓
Toledo Edison		02442026B	58.72	5/13/26	5/13/26	ACH	58.72	✓
Toledo Edison		04222026C	44.80	5/13/26	5/13/26	ACH	44.80	✓
Total Bills:	11		8,001.00				8,001.00	

Cash Flow

Property: Hamlet Commons
04/01/26 - 04/30/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	-993.04
Net cash provided by Operating Activities	-993.04
Net cash increase for period	-993.04
Cash at beginning of period	74,023.01
Cash at end of period	73,029.97

✓
8/20

Balance Sheet

Property: Hamlet Commons

As of 04/30/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	6,799.34
1000 Total All Bank Accounts	6,799.34

1060 All Reserve Accounts

1091 Hamlet Reserve MM - Citizens	66,230.63
1060 Total All Reserve Accounts	66,230.63

Total Bank

73,029.97

TOTAL ASSETS

73,029.97

LIABILITIES & EQUITY

Equity

3000 Net Income	5,735.25
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity

73,029.97

TOTAL LIABILITIES & EQUITY

73,029.97

Profit & Loss

Property: Hamlet Commons
04/01/26 - 04/30/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,489.00	104.62%
4100 Total All Rental / Condo Fee Income	8,489.00	104.62%
4700 Rents/Fees Paid in Advance (- Prior Month)	-375.00	-4.62%
TOTAL INCOME	8,114.00	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,976.69	24.36%
5030 Total All Insurance Expense	1,976.69	24.36%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	0.99%
5123 Roof Repair / Replacement	565.00	6.96%
5091 Total All Repairs & Maintenance Expense	645.00	7.95%
5250 All Grounds & Pool		
5257 Lawn - Mowing	2,525.61	31.13%
5259 Lawn - Fertilization & Weed Control	541.42	6.67%
5281 Tree - Fert, Insecticide, Fungus	1,484.40	18.29%
5250 Total All Grounds & Pool	4,551.43	56.09%
5400 All Utilities		
5401 Water - Building	1,713.07	21.11%
5407 Electric - Building	220.85	2.72%
5400 Total All Utilities	1,933.92	23.83%
TOTAL EXPENSE	9,107.04	112.24%
NET INCOME	-993.04	-12.24 %

NET INCOME SUMMARY

Income	8,114.00
Expense	-9,107.04
NET INCOME	-993.04

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 4/1/2026 and 4/30/2026

Vendor	Bill Memo	Invoice #	Bill Amount	Check Date	Check No.	Amount Paid
Greater New York Mutual Insura		1000035908	1,976.69	4/9/26	ACH	1,976.69
Kujawa, Elizabeth		040426	80.00	4/9/26	4656	80.00
Seagate Inspections, Inc.		22604060	565.00	4/24/26	4658	565.00
Toledo Edison	Building A Electric	03242026	122.81	4/14/26	ACH	122.81
Toledo Edison	Building B Electric	03242026B	57.08	4/14/26	ACH	57.08
Toledo Edison	Building C electric	03242026C	40.96	4/14/26	ACH	40.96
Key Bank	Envirocare Tree Service	L26-491804	1,484.40	4/27/26	4659	1,484.40
Key Bank	Northwestern Water & Sewer	032626A	735.58	4/27/26	4659	735.58
Key Bank	Northwestern Water & Sewer	032626B	689.59	4/27/26	4659	689.59
Key Bank	Northwestern Water & Sewer	032626C	287.90	4/27/26	4659	287.90
Key Bank	US Lawns	050982665	2,525.61	4/20/26	4657	2,525.61
Key Bank	US Lawns	050982745	541.42	4/20/26	4657	541.42
Total Bills:		12	9,107.04			9,107.04

Cash Flow

Property: Hamlet Commons
03/01/26 - 03/31/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	4,379.22
Net cash provided by Operating Activities	4,379.22
Net cash increase for period	4,379.22
Cash at beginning of period	69,643.79
Cash at end of period	74,023.01

Balance Sheet

Property: Hamlet Commons

As of 03/31/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	8,792.38
1000 Total All Bank Accounts	8,792.38

1060 All Reserve Accounts	
1091 Hamlet Reserve MM - Citizens	65,230.63
1060 Total All Reserve Accounts	65,230.63

Total Bank	74,023.01
------------	-----------

TOTAL ASSETS

74,023.01

LIABILITIES & EQUITY

Equity

3000 Net Income	6,728.29
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity	74,023.01
--------------	-----------

TOTAL LIABILITIES & EQUITY

74,023.01

Profit & Loss

Property: Hamlet Commons
03/01/26 - 03/31/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,489.00	98.76%
4100 Total All Rental / Condo Fee Income	8,489.00	98.76%
4500 All Interest Income		
4501 Interest Income	137.26	1.60%
4500 Total All Interest Income	137.26	1.60%
4700 Rents/Fees Paid In Advance (- Prior Month)	-331.00	-3.85%
4999 Misc Income	300.00	3.49%
TOTAL INCOME	8,595.26	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,976.69	23.00%
5030 Total All Insurance Expense	1,976.69	23.00%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	0.93%
5091 Total All Repairs & Maintenance Expense	80.00	0.93%
5400 All Utilities		
5401 Water - Building	1,937.30	22.54%
5407 Electric - Building	222.05	2.58%
5400 Total All Utilities	2,159.35	25.12%
TOTAL EXPENSE	4,216.04	49.05%
NET INCOME	4,379.22	50.95 %

NET INCOME SUMMARY

Income	8,595.26
Expense	-4,216.04
NET INCOME	4,379.22

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 3/1/2026 and 3/31/2026

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid
Greater New York Mutual Insuranc		1000035907	1,976.69	2/20/26	3/10/26	ACH	1,976.69
Key Bank	5197317046909E	22726A	686.18	3/26/26	3/26/26	4655	686.18
Key Bank	5197317046909E	22726B	906.25	3/26/26	3/26/26	4655	906.25
Key Bank	5197317046909E	22726C	344.87	3/26/26	3/26/26	4655	344.87
Kujawa, Elizabeth		03022026	80.00	3/2/26	3/2/26	4654	80.00
Toledo Edison		31626A	75.16	3/16/26	3/16/26	ACH	75.16
Toledo Edison		31626B	73.54	3/16/26	3/16/26	ACH	73.54
Toledo Edison		3162026C	73.35	3/16/26	3/16/26	ACH	73.35
Total Bills:	8		4,216.04				4,216.04

Cash Flow

Property: Hamlet Commons
02/01/26 - 02/28/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	-1,532.04
Net cash provided by Operating Activities	-1,532.04
Net cash increase for period	-1,532.04
Cash at beginning of period	71,625.83
Cash at end of period	70,093.79

290

Balance Sheet

Property: Hamlet Commons
As of 02/28/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	12,550.42
1000 Total All Bank Accounts	12,550.42

1060 All Reserve Accounts

1091 Hamlet Reserve MM - Citizens	57,093.37
1060 Total All Reserve Accounts	57,093.37

Total Bank

69,643.79

TOTAL ASSETS

69,643.79

LIABILITIES & EQUITY

Equity

3000 Net Income	2,349.07
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity

69,643.79

TOTAL LIABILITIES & EQUITY

69,643.79

Profit & Loss

Property: Hamlet Commons

02/01/26 - 02/28/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,489.00	97.94%
4100 Total All Rental / Condo Fee Income	8,489.00	97.94%
4500 All Interest Income		
4501 Interest Income	115.40	1.33%
4500 Total All Interest Income	115.40	1.33%
4700 Rents/Fees Paid in Advance (- Prior Month)	63.00	0.73%
TOTAL INCOME	8,667.40	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	7,221.19	83.31%
5030 Total All Insurance Expense	7,221.19	83.31%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	0.92%
5116 Locks & Keys	245.00	2.83%
5091 Total All Repairs & Maintenance Expense	325.00	3.75%
5250 All Grounds & Pool		
5291 Snow Removal	450.00	5.19%
5296 Misc Grounds Repair	95.00	1.10%
5250 Total All Grounds & Pool	545.00	6.29%
5400 All Utilities		
5401 Water - Building	2,090.38	24.12%
5407 Electric - Building	265.18	3.06%
5400 Total All Utilities	2,355.56	27.18%
5650 Bank Fees	202.69	2.34%
TOTAL EXPENSE	10,649.44	122.87%
NET INCOME	-1,982.04	-22.87 %

NET INCOME SUMMARY

Income	8,667.40
Expense	-10,649.44
NET INCOME	-1,982.04

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 2/1/2026 and 2/28/2026

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid
Greater New York Mutual Insurar		1000035906	7,221.19	1/23/26	2/9/26	ACH	7,221.19
Kujawa, Elizabeth		02052026	80.00	2/5/26	2/15/26	4653	80.00
Steve Miley - Reimbursement		2426	95.00	2/5/26	2/5/26	102	95.00
Yardwork & Snow Removal LLC		21026Pease	450.00	2/10/26	2/17/26	4650	450.00
Toledo Edison		012326A	97.96	2/13/26	2/25/26	ACH	97.96
Toledo Edison		012326B	88.60	2/13/26	2/25/26	ACH	88.60
Toledo Edison		012326C	78.62	2/13/26	2/25/26	ACH	78.62
Jeff Davenport Reimbursement		252026A	245.00	2/17/26	2/17/26	4651	245.00
Key Bank	5197317046909E	020226C	330.30	2/25/26	2/25/26	4652	330.30
Key Bank	5197317046909E	013026A	837.77	2/25/26	2/25/26	4652	837.77
Key Bank	5197317046909E	020226B	922.31	2/25/26	2/25/26	4652	922.31
Total Bills:	11		10,446.75				10,446.75

#2090.38

Cash Flow

Property: Hamlet Commons
01/01/26 - 01/31/26 (cash basis)



OPERATING ACTIVITIES	
Net Income	4,331.11
Net cash provided by Operating Activities	4,331.11
Net cash increase for period	4,331.11
Cash at beginning of period	67,294.72
Cash at end of period	71,625.83

✓
JP

Balance Sheet

Property: Hamlet Commons
As of 01/31/26 (cash basis)

ASSETS

Bank

1000 All Bank Accounts	
1048 Hamlet Commons Operations - Citizens	23,367.86
1000 Total All Bank Accounts	23,367.86
1060 All Reserve Accounts	
1091 Hamlet Reserve MM - Citizens	48,257.97
1060 Total All Reserve Accounts	48,257.97

Total Bank

71,625.83

TOTAL ASSETS

71,625.83

LIABILITIES & EQUITY

Equity

3000 Net Income	4,331.11
3001 Retained Earnings	2,907.41
3100 Capital	64,387.31

Total Equity

71,625.83

TOTAL LIABILITIES & EQUITY

71,625.83

Profit & Loss

Property: Hamlet Commons
01/01/26 - 01/31/26 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,489.00	108.30%
4100 Total All Rental / Condo Fee Income	8,489.00	108.30%
4500 All Interest Income		
4501 Interest Income	118.12	1.51%
4500 Total All Interest Income	118.12	1.51%
4700 Rents/Fees Paid in Advance (- Prior Month)	-769.00	-9.81%
TOTAL INCOME	7,838.12	100.00%
EXPENSE		
5030 All Insurance Expense		
5031 Property Insurance / Fire / Peril / Lia	1,004.00	12.81%
5030 Total All Insurance Expense	1,004.00	12.81%
5091 All Repairs & Maintenance Expense		
5101 Cleaning - Hallways	80.00	1.02%
5091 Total All Repairs & Maintenance Expense	80.00	1.02%
5250 All Grounds & Pool		
5278 Tree - Trimming / Removal	275.00	3.51%
5250 Total All Grounds & Pool	275.00	3.51%
5400 All Utilities		
5401 Water - Building	1,855.39	23.67%
5407 Electric - Building	267.62	3.41%
5400 Total All Utilities	2,123.01	27.09%
5650 Bank Fees	25.00	0.32%
TOTAL EXPENSE	3,507.01	44.74%
NET INCOME	4,331.11	55.26 %

NET INCOME SUMMARY

Income	7,838.12
Expense	-3,507.01
NET INCOME	4,331.11

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 1/1/2026 and 1/31/2026

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid
✓ Key Bank	5197317046909E	010126	352.73	1/1/26	1/29/26	1	✓ 352.73
✓ Key Bank	5197317046909E	01012026	721.65	1/1/26	1/29/26	1	✓ 721.65
✓ Key Bank	5197317046909E	01012026A	781.01	1/1/26	1/29/26	1	✓ 781.01
✓ Kujawa, Elizabeth		01012026Kujawa	80.00	1/1/26	1/29/26	4633	✓ 80.00
✓ Steve Miley - Reimbursement		01022026	275.00	1/3/26	1/29/26	4634	✓ 275.00
✓ Toledo Edison		1132026A	105.09	1/13/26	1/13/26	ACH	✓ 105.09
✓ Toledo Edison		1132026B	84.97	1/13/26	1/13/26	ACH	✓ 84.97
✓ Toledo Edison		1132026C	77.56	1/13/26	1/13/26	ACH	✓ 77.56
✓ Greater New York Mutual Insuranc		1000035942	1,004.00	1/20/26	1/20/26	ACH	✓ 1,004.00
Total Bills:	9		3,482.01				3,482.01

1855.39



Cash Flow

Property: Hamlet Commons
12/01/25 - 12/31/25 (cash basis)

OPERATING ACTIVITIES	
Net Income	4,822.43
Net cash provided by Operating Activities	4,822.43
Net cash increase for period	4,822.43
Cash at beginning of period	62,472.29
Cash at end of period	67,294.72

A handwritten signature in blue ink, appearing to be "J. J. J.", with a checkmark above it.

Balance Sheet

Property: Hamlet Commons

As of 12/31/25 (cash basis)

ASSETS

Bank

1000 All Bank Accounts

1047 Hamlet Commons - Key Bank 1,131.86 *

1048 Hamlet Commons Operations - Citizens 19,023.00

1000 Total All Bank Accounts 20,154.86

1060 All Reserve Accounts

1088 Hamlet MM Account 0.01 *

1091 Hamlet Reserve MM - Citizens 47,139.85

1060 Total All Reserve Accounts 47,139.86

Total Bank

67,294.72

TOTAL ASSETS

67,294.72

LIABILITIES & EQUITY

Equity

3000 Net Income 2,907.41

3100 Capital 64,387.31

Total Equity

67,294.72

TOTAL LIABILITIES & EQUITY

67,294.72

* These accounts have been closed & funds transferred to Citizens bank.

Profit & Loss

Property: Hamlet Commons
12/01/25 - 12/31/25 (cash basis)

	Amount	% Income
INCOME		
4100 All Rental / Condo Fee Income		
4107 Condo Fees	8,842.00	98.01%
4100 Total All Rental / Condo Fee Income	8,842.00	98.01%
4500 All Interest Income		
4501 Interest Income	116.19	1.29%
4500 Total All Interest Income	116.19	1.29%
4700 Rents/Fees Paid in Advance (- Prior Month)	63.00	0.70%
TOTAL INCOME	9,021.19	100.00%
EXPENSE		
5091 All Repairs & Maintenance Expense		
5096 Building Repair Service (interior)	1,400.00	15.52%
5101 Cleaning - Hallways	80.00	0.89%
5091 Total All Repairs & Maintenance Expense	1,480.00	16.41%
5250 All Grounds & Pool		
5281 Tree - Fert, Insecticide, Fungus	638.37	7.08%
5250 Total All Grounds & Pool	638.37	7.08%
5400 All Utilities		
5401 Water - Building	1,766.48	19.58%
5407 Electric - Building	288.91	3.20%
5400 Total All Utilities	2,055.39	22.78%
5650 Bank Fees	25.00	0.28%
TOTAL EXPENSE	4,198.76	46.54%
NET INCOME	4,822.43	53.46 %

NET INCOME SUMMARY

Income	9,021.19
Expense	-4,198.76
NET INCOME	4,822.43

Bills Paid

Property: Hamlet Commons

All Vendors

Based off of bills paid between 12/1/2025 and 12/31/2025

Vendor	Bill Memo	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid	
Steve Miley - Reimbursemer			112425	1,400.00	11/24/25	12/18/25	4631	1,400.00	✓
Key Bank	Envirocare	519731704690985	L25-491049	638.37	11/25/25	12/29/25	ACH	638.37	✓
Key Bank	Northwestern Ohio Water & S	519731704690985	112625B	770.07	11/26/25	12/29/25	ACH	770.07	✓
Key Bank	Northwestern Ohio Water & S	519731704690985	112625C	712.35	11/26/25	12/29/25	ACH	712.35	✓
Key Bank	Toledo Edison - Building A	519731704690985	1212225A	122.34	12/12/25	12/12/25	ACH	122.34	✓
Key Bank	Toledo Edison Building B	519731704690985	121225B	85.03	12/12/25	12/12/25	ACH	85.03	✓
Key Bank	Toledo Edison -Building C	519731704690985	121225C	81.54	12/12/25	12/12/25	ACH	81.54	✓
Key Bank	Northwestern Ohio Water & S	519731704690985	112625A	284.06	12/18/25	12/29/25	ACH	284.06	✓
Kujawa, Elizabeth			12012025	80.00	12/26/25	12/26/25	4632	80.00	
Total Bills:	9			4,173.76				4,173.76	