

Property Statement



Statement period 9/1/2025 - 9/30/2025

Statement date 10/24/2025

Summary by property

	Kensington HOA	All properties
Beginning cash balance	\$59,013.73	\$59,013.73
+ Additions to cash		
Income	160.10	160.10
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	7,129.84	7,129.84
Owner draws	0.00	0.00
Other subtractions	0.00	0.00
Ending cash balance	\$52,043.99	\$52,043.99
- Adjustments		
Property reserve	0.00	0.00
Unpaid bills	130.05	130.05
Pending ePay payments	0.00	0.00
Available for payment	\$51,913.94	\$51,913.94

Income statement

	Kensington HOA	All properties
Income		
Association Fee Income	100.00	100.00
Convenience Fee Income	1.00	1.00
Interest Income	59.10	59.10
Total income	\$160.10	\$160.10
Expense		
Epay Convenience Fee Reimb	7.96	7.96
Landscaping	2,200.50	2,200.50
Lighting & Irrigation Maintenance	1,838.00	1,838.00
Management Fees	750.00	750.00
Pest Control	83.00	83.00
Postage & Mailings Expense	14.85	14.85
Repairs & Maintenance - Pool	690.00	690.00
Utilities	1,545.53	1,545.53
Total expenses	\$7,129.84	\$7,129.84
Net income	(\$6,969.74)	(\$6,969.74)

Property Statement



Statement period **9/1/2025 - 9/30/2025**

Statement date **10/24/2025**

Unpaid Bills

Property	Date	Vendor	Reference number	Description	Due date	Amount
Kensington HOA	9/5/2025	Weichert - SPM		Kensington Bill Postage 2 @ \$4.95	9/16/2025	9.90
Kensington HOA	9/23/2025	Waste Pro	002452/ 0001312842	Residential Monthly Service, 4Q 2025	9/23/2025	105.30
Kensington HOA	9/24/2025	Weichert - SPM	September HOA Bill Postage	Kensington Bill Postage 3 @ \$4.95	9/24/2025	14.85
Total						\$130.05