

# Property Statement



Statement period 10/1/2025 - 10/31/2025

Statement date 11/20/2025

## Summary by property

|                                 | Kensington HOA     | All properties     |
|---------------------------------|--------------------|--------------------|
| <b>Beginning cash balance</b>   | <b>\$52,043.99</b> | <b>\$52,043.99</b> |
| <b>+ Additions to cash</b>      |                    |                    |
| Income                          | 101.00             | 101.00             |
| Owner contributions             | 0.00               | 0.00               |
| Other additions                 | 0.00               | 0.00               |
| <b>- Subtractions from cash</b> |                    |                    |
| Expenses                        | 7,191.22           | 7,191.22           |
| Owner draws                     | 0.00               | 0.00               |
| Other subtractions              | 0.00               | 0.00               |
| <b>Ending cash balance</b>      | <b>\$44,953.77</b> | <b>\$44,953.77</b> |
| <b>- Adjustments</b>            |                    |                    |
| Property reserve                | 0.00               | 0.00               |
| Unpaid bills                    | 49.50              | 49.50              |
| Pending ePay payments           | 0.00               | 0.00               |
| <b>Available for payment</b>    | <b>\$44,904.27</b> | <b>\$44,904.27</b> |

## Income statement

|                              | Kensington HOA      | All properties      |
|------------------------------|---------------------|---------------------|
| <b>Income</b>                |                     |                     |
| Association Fee Income       | 100.00              | 100.00              |
| Convenience Fee Income       | 1.00                | 1.00                |
| <b>Total income</b>          | <b>\$101.00</b>     | <b>\$101.00</b>     |
| <b>Expense</b>               |                     |                     |
| Epay Convenience Fee Reimb   | 1.99                | 1.99                |
| Landscaping                  | 2,200.50            | 2,200.50            |
| Landscaping - Flowers/Mulch  | 1,432.00            | 1,432.00            |
| Management Fees              | 750.00              | 750.00              |
| Postage & Mailings Expense   | 24.75               | 24.75               |
| Repairs & Maintenance        | 105.30              | 105.30              |
| Repairs & Maintenance - Pool | 735.00              | 735.00              |
| Utilities                    | 1,941.68            | 1,941.68            |
| <b>Total expenses</b>        | <b>\$7,191.22</b>   | <b>\$7,191.22</b>   |
| <b>Net income</b>            | <b>(\$7,090.22)</b> | <b>(\$7,090.22)</b> |

# Property Statement



Statement period   **10/1/2025 - 10/31/2025**  
Statement date               **11/20/2025**

**Unpaid Bills**

| Property       | Date       | Vendor         | Reference number              | Description                             | Due date   | Amount         |
|----------------|------------|----------------|-------------------------------|-----------------------------------------|------------|----------------|
| Kensington HOA | 10/17/2025 | Weichert - SPM | October HOA Violation Postage | Kensington Violation Postage 4 @ \$4.95 | 10/17/2025 | 19.80          |
| Kensington HOA | 10/29/2025 | Weichert - SPM | October HOA Bills             | Kensington HOA Bills 6 @ \$4.95         | 10/29/2025 | 29.70          |
| <b>Total</b>   |            |                |                               |                                         |            | <b>\$49.50</b> |