

Property Statement



Statement period 11/1/2025 - 11/30/2025

Statement date 12/30/2025

Summary by property

	Kensington HOA	All properties
Beginning cash balance	\$44,953.77	\$44,953.77
+ Additions to cash		
Income	101.00	101.00
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	6,927.29	6,927.29
Owner draws	0.00	0.00
Other subtractions	0.00	0.00
Ending cash balance	\$38,127.48	\$38,127.48
- Adjustments		
Property reserve	0.00	0.00
Unpaid bills	44.55	44.55
Pending ePay payments	0.00	0.00
Available for payment	\$38,082.93	\$38,082.93

Income statement

	Kensington HOA	All properties
Income		
Association Fee Income	100.00	100.00
Convenience Fee Income	1.00	1.00
Total income	\$101.00	\$101.00
Expense		
Epay Convenience Fee Reimb	1.99	1.99
Landscaping	3,265.50	3,265.50
Landscaping - Tree Maintenance	955.00	955.00
Management Fees	750.00	750.00
Pest Control	166.00	166.00
Postage & Mailings Expense	49.50	49.50
Utilities	1,739.30	1,739.30
Total expenses	\$6,927.29	\$6,927.29
Net income	(\$6,826.29)	(\$6,826.29)

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Unpaid Bills

Property	Date	Vendor	Reference number	Description	Due date	Amount
Kensington HOA	11/12/2025	Weichert - SPM	Mailing	Mail for Chuck - Parking Violation	11/12/2025	4.95
Kensington HOA	11/21/2025	Weichert - SPM	HOA November Bill Postage	Kensington November Bills 8 @ \$4.95	11/21/2025	39.60
Total						\$44.55