

Property Statement



Statement period 12/1/2025 - 12/31/2025

Statement date 1/28/2026

Summary by property

	Kensington HOA	All properties
Beginning cash balance	\$38,127.48	\$38,127.48
+ Additions to cash		
Income	373.92	373.92
Owner contributions	0.00	0.00
Other additions	0.00	0.00
– Subtractions from cash		
Expenses	3,887.51	3,887.51
Owner draws	0.00	0.00
Other subtractions	0.00	0.00
Ending cash balance	\$34,613.89	\$34,613.89
– Adjustments		
Property reserve	0.00	0.00
Unpaid bills	120.15	120.15
Pending ePay payments	0.00	0.00
Available for payment	\$34,493.74	\$34,493.74

Income statement

	Kensington HOA	All properties
Income		
Association Fee Income	365.00	365.00
Convenience Fee Income	8.92	8.92
Total income	\$373.92	\$373.92
Expense		
Epay Convenience Fee Reimb	2.35	2.35
Landscaping	2,200.50	2,200.50
Lighting & Irrigation Maintenance	460.00	460.00
Management Fees	750.00	750.00
Postage & Mailings Expense	44.55	44.55
Utilities	430.11	430.11
Total expenses	\$3,887.51	\$3,887.51
Net income	(\$3,513.59)	(\$3,513.59)

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Unpaid Bills

Property	Date	Vendor	Reference number	Description	Due date	Amount
Kensington HOA	12/23/2025	Weichert - SPM	HOA December Bill Postage	Kensington December Bill Postage 3 @ \$4.95	12/23/2025	14.85
Kensington HOA	12/23/2025	Waste Pro	0001356357	Residential Monthly Service, 1Q 2026	12/23/2025	105.30
Total						\$120.15