

# Property Statement



Statement period 2/1/2026 - 2/28/2026

Statement date 3/23/2026

## Summary by property

|                                 | Kensington HOA     | All properties     |
|---------------------------------|--------------------|--------------------|
| <b>Beginning cash balance</b>   | <b>\$36,308.92</b> | <b>\$36,308.92</b> |
| <b>+ Additions to cash</b>      |                    |                    |
| Income                          | 26,638.27          | 26,638.27          |
| Owner contributions             | 0.00               | 0.00               |
| Other additions                 | 0.00               | 0.00               |
| <b>- Subtractions from cash</b> |                    |                    |
| Expenses                        | 4,406.71           | 4,406.71           |
| Owner draws                     | 0.00               | 0.00               |
| Other subtractions              | 0.00               | 0.00               |
| <b>Ending cash balance</b>      | <b>\$58,540.48</b> | <b>\$58,540.48</b> |
| <b>- Adjustments</b>            |                    |                    |
| Property reserve                | 0.00               | 0.00               |
| Unpaid bills                    | 819.70             | 819.70             |
| Pending ePay payments           | 3,676.10           | 3,676.10           |
| <b>Available for payment</b>    | <b>\$54,044.68</b> | <b>\$54,044.68</b> |

## Income statement

|                            | Kensington HOA     | All properties     |
|----------------------------|--------------------|--------------------|
| <b>Income</b>              |                    |                    |
| Association Fee Income     | 26,405.00          | 26,405.00          |
| Convenience Fee Income     | 233.27             | 233.27             |
| <b>Total income</b>        | <b>\$26,638.27</b> | <b>\$26,638.27</b> |
| <b>Expense</b>             |                    |                    |
| Epay Convenience Fee Reimb | 35.36              | 35.36              |
| Landscaping                | 2,220.50           | 2,220.50           |
| Management Fees            | 750.00             | 750.00             |
| Meeting Expense            | 300.00             | 300.00             |
| Postage & Mailings Expense | 396.94             | 396.94             |
| Telephone                  | 509.31             | 509.31             |
| Utilities                  | 194.60             | 194.60             |
| <b>Total expenses</b>      | <b>\$4,406.71</b>  | <b>\$4,406.71</b>  |
| <b>Net income</b>          | <b>\$22,231.56</b> | <b>\$22,231.56</b> |

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## Unpaid Bills

| Property       | Date      | Vendor                          | Reference number          | Description                                 | Due date  | Amount          |
|----------------|-----------|---------------------------------|---------------------------|---------------------------------------------|-----------|-----------------|
| Kensington HOA | 2/23/2026 | Weichert - SPM                  | February HOA Bill postage | Kensington February Bill Postage 6 @ \$4.95 | 2/23/2026 | 29.70           |
| Kensington HOA | 2/23/2026 | St. Clair Lawn & Landscape      | 3917                      | Tree Trimming & General Maintenance         | 2/23/2026 | 450.00          |
| Kensington HOA | 2/25/2026 | Shelby County Health Department | 283152                    | Swimming pools permit fee                   | 2/25/2026 | 340.00          |
| <b>Total</b>   |           |                                 |                           |                                             |           | <b>\$819.70</b> |