

Property Statement



Statement period 3/1/2026 - 3/31/2026

Statement date 4/27/2026

Summary by property

	Kensington HOA	All properties
Beginning cash balance	\$58,540.48	\$58,540.48
+ Additions to cash		
Income	22,584.05	22,584.05
Owner contributions	0.00	0.00
Other additions	0.00	0.00
- Subtractions from cash		
Expenses	6,063.97	6,063.97
Owner draws	0.00	0.00
Other subtractions	0.00	0.00
Ending cash balance	\$75,060.56	\$75,060.56
- Adjustments		
Property reserve	0.00	0.00
Unpaid bills	2,658.27	2,658.27
Pending ePay payments	589.10	589.10
Available for payment	\$71,813.19	\$71,813.19

Income statement

	Kensington HOA	All properties
Income		
Association Fee Income	22,364.00	22,364.00
Convenience Fee Income	220.05	220.05
Total income	\$22,584.05	\$22,584.05
Expense		
Epay Convenience Fee Reimb	231.87	231.87
Landscaping	2,200.50	2,200.50
Landscaping - Tree Maintenance	450.00	450.00
Legal & Professional Expense	1,521.56	1,521.56
Management Fees	750.00	750.00
Other Expenses	0.00	0.00
Postage & Mailings Expense	29.70	29.70
Repairs & Maintenance - Pool	340.00	340.00
Taxes & Filings	82.00	82.00
Utilities	458.34	458.34
Total expenses	\$6,063.97	\$6,063.97
Net income	\$16,520.08	\$16,520.08

Property Statement



Statement period **3/1/2026 - 3/31/2026**

Statement date **4/27/2026**

Unpaid Bills

Property	Date	Vendor	Reference number	Description	Due date	Amount
Kensington HOA	3/17/2026	Weichert - SPM	March Violation Postage	Kensington March Violations 11 @ \$4.95	3/17/2026	54.45
Kensington HOA	3/23/2026	Weichert - SPM	March HOA Bill Postage	Kensington March Bill Postage 8 @ \$4.95	3/23/2026	39.60
Kensington HOA	3/23/2026	Kings III of America, LLC	3358721	2Q 2026 Pool Phone - 6108 Lubiani Valley	3/23/2026	258.42
Kensington HOA	3/25/2026	Waste Pro	0001395472	2Q 2026 Residential Monthly Service - 6108 Lubiani Valley	3/25/2026	105.30
Kensington HOA	3/30/2026	St. Clair Lawn & Landscape	4014	April General Maintenance	3/30/2026	2,200.50
Total						\$2,658.27