

Balance Sheet (Cash)  
Kensington Place Association, Inc. (8089)  
December 31, 2020

	Operating	Reserves	Total
<b>ASSETS</b>			
<b>Cash - Operations</b>			
110100.0000 Cash - Operating Acct	33,827.85	0.00	33,827.85
110100.0200 Cash Checking - 5th 3rd	671.54	0.00	671.54
<b>Total Operating Funds</b>	<u>34,499.39</u>	<u>0.00</u>	<u>34,499.39</u>
<b>Cash for Reserves</b>			
112001.0000 Cash - Reserve Acct	0.00	40,779.86	40,779.86
<b>Total Reserves Funds</b>	<u>0.00</u>	<u>40,779.86</u>	<u>40,779.86</u>
<b>Total Current Assets</b>	<u>34,499.39</u>	<u>40,779.86</u>	<u>75,279.25</u>
<b>Total Assets</b>	<u>34,499.39</u>	<u>40,779.86</u>	<u>75,279.25</u>
<b>LIABILITIES</b>			
<b>EQUITY</b>			
Owners Equity	27,823.96	0.00	27,823.96
Current Year Income/(Loss)	6,675.43	0.00	6,675.43
Replacement Reserve Prior Years	0.00	37,442.23	37,442.23
Replacement Reserve Current Year	0.00	3,337.63	3,337.63
<b>Total Equity</b>	<u>34,499.39</u>	<u>40,779.86</u>	<u>75,279.25</u>
<b>Total Liabilities and Owners Equity</b>	<u>34,499.39</u>	<u>40,779.86</u>	<u>75,279.25</u>

**Cash Basis Income Statement**  
**Kensington Place Association, Inc. (8089)**  
**For the period ending December 31, 2020**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Operating Income</b>								
605000.0000	Association Fee	1,436.84	0.00	1,436.84	50,185.78	50,000.00	185.78	50,000.00
603820.0000	HOA Late Fees	198.20	0.00	198.20	2,958.83	0.00	2,958.83	0.00
	<b>Total Income</b>	<u>1,635.04</u>	<u>0.00</u>	<u>1,635.04</u>	<u>53,144.61</u>	<u>50,000.00</u>	<u>3,144.61</u>	<u>50,000.00</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(3,258.00)	(3,258.00)	0.00	(3,258.00)
	<b>Total Operating Income</b>	<u>1,635.04</u>	<u>0.00</u>	<u>1,635.04</u>	<u>49,886.61</u>	<u>46,742.00</u>	<u>3,144.61</u>	<u>46,742.00</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	93.69	175.00	81.31	1,443.81	2,100.00	656.19	2,100.00
	<b>Total Utilities</b>	<u>93.69</u>	<u>175.00</u>	<u>81.31</u>	<u>1,443.81</u>	<u>2,100.00</u>	<u>656.19</u>	<u>2,100.00</u>
<b>Maintenance</b>								
648150.0000	Backflow Inspection	0.00	0.00	0.00	0.00	30.00	30.00	30.00
	<b>Total Maintenance</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30.00</u>	<u>30.00</u>	<u>30.00</u>
<b>Grounds Care</b>								
620400.0000	Snow Removal	0.00	1,400.00	1,400.00	0.00	7,000.00	7,000.00	7,000.00
624320.0000	Pond Maintenance	454.74	0.00	(454.74)	748.23	800.00	51.77	800.00
624620.0000	Irrigation	0.00	0.00	0.00	2,079.42	400.00	(1,679.42)	400.00
642400.0000	Grounds Contract	0.00	0.00	0.00	7,868.51	8,094.00	225.49	8,094.00
642660.0000	Fountain Maintenance	0.00	0.00	0.00	486.91	400.00	(86.91)	400.00
647300.0000	Grounds Maintenance	0.00	0.00	0.00	128.36	300.00	171.64	300.00
	<b>Total Grounds Care</b>	<u>454.74</u>	<u>1,400.00</u>	<u>945.26</u>	<u>11,311.43</u>	<u>16,994.00</u>	<u>5,682.57</u>	<u>16,994.00</u>
<b>Recreation</b>								
680480.0000	Community / Social Events	0.00	0.00	0.00	0.00	200.00	200.00	200.00
	<b>Total Recreation</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>	<u>200.00</u>	<u>200.00</u>
<b>Administrative Expense</b>								
660200.0000	Legal	(251.50)	250.00	501.50	4,155.50	3,000.00	(1,155.50)	3,000.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	0.00	450.00	450.00	450.00
660420.0000	Copier Expense / Copies	82.38	83.37	0.99	2,258.75	1,000.00	(1,258.75)	1,000.00
660500.0000	Misc Administrative Expense	226.70	0.00	(226.70)	857.70	300.00	(557.70)	300.00
663050.0000	Website Expense	0.00	0.00	0.00	399.00	300.00	(99.00)	300.00

**Cash Basis Income Statement**  
**Kensington Place Association, Inc. (8089)**  
**For the period ending December 31, 2020**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
663100.0000	Postage	93.24	83.37	(9.87)	1,143.85	1,000.00	(143.85)	1,000.00
680100.0000	Management Fees	1,632.00	1,632.00	0.00	19,584.00	19,584.00	0.00	19,584.00
680200.0000	Federal Income Tax	0.00	0.00	0.00	195.00	0.00	(195.00)	0.00
681100.0000	Real Estate Taxes	0.00	0.00	0.00	388.00	400.00	12.00	400.00
681400.0000	Insurance	0.00	115.37	115.37	1,422.00	1,384.00	(38.00)	1,384.00
	<b>Total Administrative</b>	<b>1,782.82</b>	<b>2,164.11</b>	<b>381.29</b>	<b>30,403.80</b>	<b>27,418.00</b>	<b>(2,985.80)</b>	<b>27,418.00</b>
	<b>Total Operating Expenses</b>	<b>2,331.25</b>	<b>3,739.11</b>	<b>1,407.86</b>	<b>43,159.04</b>	<b>46,742.00</b>	<b>3,582.96</b>	<b>46,742.00</b>
	<b>Net Operating Income / (Loss)</b>	<b>(696.21)</b>	<b>(3,739.11)</b>	<b>3,042.90</b>	<b>6,727.57</b>	<b>0.00</b>	<b>6,727.57</b>	<b>0.00</b>
	<b>Other Items</b>							
840700.0000	Other Cash Out	0.00	0.00	0.00	52.14	0.00	(52.14)	0.00
	<b>Total Other Items</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>52.14</b>	<b>0.00</b>	<b>(52.14)</b>	<b>0.00</b>
	<b>Net Income / (Loss)</b>	<b>(696.21)</b>	<b>(3,739.11)</b>	<b>3,042.90</b>	<b>6,675.43</b>	<b>0.00</b>	<b>6,675.43</b>	<b>0.00</b>

**Reserve Cash Basis Income Statement**  
**Kensington Place Association, Inc. (8089)**  
**For the period ending December 31, 2020**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Reserve Income</b>								
870000.0591	Reserve Income	0.00	0.00	0.00	3,258.00	3,258.00	0.00	3,258.00
870000.0995	Interest Current Yr	0.34	5.13	(4.79)	79.63	62.00	17.63	62.00
	<b>Total Reserve Income</b>	<u>0.34</u>	<u>5.13</u>	<u>(4.79)</u>	<u>3,337.63</u>	<u>3,320.00</u>	<u>17.63</u>	<u>3,320.00</u>
<b>Reserve Expenses</b>								
870000.4273	Entryway Contingency	0.00	0.00	0.00	0.00	500.00	500.00	500.00
870000.4315	Fountain Expense	0.00	0.00	0.00	0.00	500.00	500.00	500.00
870000.4370	Irrigation System Expense	0.00	0.00	0.00	0.00	300.00	300.00	300.00
870000.4407	Lighting Expense	0.00	0.00	0.00	0.00	150.00	150.00	150.00
870000.4850	Walking Path Expense	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
	<b>Total Reserve Expenses</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,450.00</u>	<u>4,450.00</u>	<u>4,450.00</u>
	<b>Net Income / (Loss)</b>	<u>0.34</u>	<u>5.13</u>	<u>(4.79)</u>	<u>3,337.63</u>	<u>(1,130.00)</u>	<u>4,467.63</u>	<u>(1,130.00)</u>