

Balance Sheet (Cash)  
 Kensington Place Association, Inc. (8089)  
 December 31, 2021

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 1/11/2022

	Operating	Reserves	Total
<b>ASSETS</b>			
<b>Cash - Operations</b>			
110100.0000 Cash - Operating Acct	21,904.44	0.00	21,904.44
<b>Total Operating Funds</b>	<u>21,904.44</u>	<u>0.00</u>	<u>21,904.44</u>
<b>Cash for Reserves</b>			
112001.0000 Cash - Reserve Acct	0.00	56,578.52	56,578.52
<b>Total Reserves Funds</b>	<u>0.00</u>	<u>56,578.52</u>	<u>56,578.52</u>
<b>Total Current Assets</b>	<u>21,904.44</u>	<u>56,578.52</u>	<u>78,482.96</u>
<b>Total Assets</b>	<u><u>21,904.44</u></u>	<u><u>56,578.52</u></u>	<u><u>78,482.96</u></u>
<b>LIABILITIES</b>			
<b>EQUITY</b>			
Owners Equity	34,499.39	0.00	34,499.39
Current Year Income/(Loss)	(12,594.95)	0.00	(12,594.95)
Replacement Reserve Prior Years	0.00	40,779.86	40,779.86
Replacement Reserve Current Year	0.00	15,798.66	15,798.66
<b>Total Equity</b>	<u>21,904.44</u>	<u>56,578.52</u>	<u>78,482.96</u>
<b>Total Liabilities and Owners Equity</b>	<u><u>21,904.44</u></u>	<u><u>56,578.52</u></u>	<u><u>78,482.96</u></u>

**Cash Basis Income Statement**  
**Kensington Place Association, Inc. (8089)**  
**For the period ending December 31, 2021**

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	2,832.52	0.00	2,832.52	52,763.10	50,000.00	2,763.10	50,000.00
602134.0000	Other Income	100.00	0.00	100.00	150.00	0.00	150.00	0.00
603820.0000	HOA Late Fees	33.00	208.37	(175.37)	1,203.22	2,500.00	(1,296.78)	2,500.00
<b>Total Income</b>		<b>2,965.52</b>	<b>208.37</b>	<b>2,757.15</b>	<b>54,116.32</b>	<b>52,500.00</b>	<b>1,616.32</b>	<b>52,500.00</b>
681500.0000	Reserve Funding	0.00	0.00	0.00	(3,258.00)	(5,000.00)	1,742.00	(5,000.00)
681540.0000	Addl Replacement Reserve Funding	0.00	0.00	0.00	(20,000.00)	0.00	(20,000.00)	0.00
<b>Total Operating Income</b>		<b>2,965.52</b>	<b>208.37</b>	<b>2,757.15</b>	<b>30,858.32</b>	<b>47,500.00</b>	<b>(16,641.68)</b>	<b>47,500.00</b>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	58.56	158.37	99.81	1,710.13	1,900.00	189.87	1,900.00
<b>Total Utilities</b>		<b>58.56</b>	<b>158.37</b>	<b>99.81</b>	<b>1,710.13</b>	<b>1,900.00</b>	<b>189.87</b>	<b>1,900.00</b>
<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>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30.00</b>	<b>30.00</b>	<b>30.00</b>
<b>Grounds Care</b>								
620400.0000	Snow Removal	0.00	997.75	997.75	802.50	3,991.00	3,188.50	3,991.00
624320.0000	Pond Maintenance	195.66	0.00	(195.66)	1,088.28	700.00	(388.28)	700.00
624620.0000	Irrigation	0.00	0.00	0.00	0.00	400.00	400.00	400.00
642400.0000	Grounds Contract	0.00	0.00	0.00	8,832.96	8,100.00	(732.96)	8,100.00
642660.0000	Fountain Maintenance	161.25	0.00	(161.25)	2,155.50	400.00	(1,755.50)	400.00
647300.0000	Grounds Maintenance	0.00	0.00	0.00	348.29	400.00	51.71	400.00
<b>Total Grounds Care</b>		<b>356.91</b>	<b>997.75</b>	<b>640.84</b>	<b>13,227.53</b>	<b>13,991.00</b>	<b>763.47</b>	<b>13,991.00</b>
<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>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	333.37	333.37	(99.56)	4,000.00	4,099.56	4,000.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	225.00	195.00	(30.00)	195.00
660420.0000	Copier Expense / Copies	387.71	83.37	(304.34)	1,562.56	1,000.00	(562.56)	1,000.00

**Cash Basis Income Statement**  
**Kensington Place Association, Inc. (8089)**  
**For the period ending December 31, 2021**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
660500.0000	Misc Administrative Expense	0.00	300.00	300.00	3,644.50	3,600.00	(44.50)	3,600.00
663050.0000	Website Expense	0.00	0.00	0.00	399.00	400.00	1.00	400.00
663100.0000	Postage	383.65	58.37	(325.28)	1,372.35	700.00	(672.35)	700.00
680100.0000	Management Fees	1,632.00	1,632.00	0.00	19,584.00	19,584.00	0.00	19,584.00
681100.0000	Real Estate Taxes	0.00	0.00	0.00	422.76	400.00	(22.76)	400.00
681400.0000	Insurance	0.00	125.00	125.00	1,405.00	1,500.00	95.00	1,500.00
	<b>Total Administrative</b>	<b>2,403.36</b>	<b>2,532.11</b>	<b>128.75</b>	<b>28,515.61</b>	<b>31,379.00</b>	<b>2,863.39</b>	<b>31,379.00</b>
	<b>Total Operating Expenses</b>	<b>2,818.83</b>	<b>3,688.23</b>	<b>869.40</b>	<b>43,453.27</b>	<b>47,500.00</b>	<b>4,046.73</b>	<b>47,500.00</b>
	<b>Net Operating Income / (Loss)</b>	<b>146.69</b>	<b>(3,479.86)</b>	<b>3,626.55</b>	<b>(12,594.95)</b>	<b>0.00</b>	<b>(12,594.95)</b>	<b>0.00</b>

**Reserve Cash Basis Income Statement**  
**Kensington Place Association, Inc. (8089)**  
**For the period ending December 31, 2021**

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	23,258.00	5,000.00	18,258.00	5,000.00
870000.0995	Interest Current Yr	7.20	0.00	7.20	70.66	0.00	70.66	0.00
	<b>Total Reserve Income</b>	<u>7.20</u>	<u>0.00</u>	<u>7.20</u>	<u>23,328.66</u>	<u>5,000.00</u>	<u>18,328.66</u>	<u>5,000.00</u>
<b>Reserve Expenses</b>								
870000.4267	Electrical Expense	0.00	0.00	0.00	5,900.00	0.00	(5,900.00)	0.00
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	12.50	12.50	0.00	150.00	150.00	150.00
870000.4770	Tree Maintenance	0.00	0.00	0.00	1,630.00	0.00	(1,630.00)	0.00
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>12.50</u>	<u>12.50</u>	<u>7,530.00</u>	<u>4,450.00</u>	<u>(3,080.00)</u>	<u>4,450.00</u>
	<b>Net Income / (Loss)</b>	<u>7.20</u>	<u>(12.50)</u>	<u>19.70</u>	<u>15,798.66</u>	<u>550.00</u>	<u>15,248.66</u>	<u>550.00</u>