# CAMBRIDGE VILLAGE ASSOCIATION INC.
## Balance Sheet
### As of April 30, 2026

| | Apr 30, 26 | |
|---|---|---|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| Cash - Capital Improvements | | |
| Seacoast-CDARS 3.50% 4/22/27 | 52,393.65 | |
| Seacoast -CDARS 3.00% 1/14/27 | 53,580.24 | |
| Seacoast Bank - Capital Improve | 131,654.10 | |
| Total Cash - Capital Improvements | | 237,627.99 |
| Cash - Operating | | |
| Seacoast-CDARS 3.50% 4/22/27 | 53,575.40 | |
| Seacoast Bank-3.25% CD 6/ 1/26 | 55,515.03 | |
| Seacoast Bank - Oper Acct | 52,977.54 | |
| Total Cash - Operating | | 162,067.97 |
| Total Checking/Savings | | 399,695.96 |
| Accounts Receivable | | |
| Accounts Receivable | | -16,295.92 |
| Total Accounts Receivable | | -16,295.92 |
| Total Current Assets | | 383,400.04 |
| TOTAL ASSETS | | **383,400.04** |
| LIABILITIES & EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Other Current Liabilities | | |
| Deferred Cable Rebate | | 36,964.32 |
| Fund Balance - Reserve | | |
| Beginning Reserve Balance | 205,469.76 | |
| Painting | -13,200.00 | |
| Pool | -1,112.80 | |
| Reserve Interest | 2,051.71 | |
| Reserve Monthly Additions | 24,419.32 | |
| Total Fund Balance - Reserve | | 217,627.99 |
| Total Other Current Liabilities | | 254,592.31 |
| Total Current Liabilities | | 254,592.31 |
| Total Liabilities | | 254,592.31 |
| Equity | | |
| Retained Earnings | | 123,989.49 |
| Net Income | | 4,818.24 |
| Total Equity | | 128,807.73 |
| TOTAL LIABILITIES & EQUITY | | **383,400.04** |

# CAMBRIDGE VILLAGE ASSOCIATION INC.
## Profit & Loss YTD Comparison
### April 2026

| | Apr 26 | Jan - Apr 26 |
|---|---|---|
| **Income** | | |
| Interest Income | 297.03 | 1,183.29 |
| Late Fee Income | 0.00 | 25.00 |
| Maintenance Fee - Income | 45,645.17 | 182,580.68 |
| Maintenance Fee - Reserves | 6,104.83 | 24,419.32 |
| Screening Fees Income | 500.00 | 875.00 |
| **Total Income** | 52,547.03 | 209,083.29 |
| **Gross Profit** | 52,547.03 | 209,083.29 |
| **Expense** | | |
| 1 OPERATING EXPENSES | | |
| 1851 Accounting | 500.00 | 2,000.00 |
| 1860 Bank Charges - Operating | 175.00 | 700.00 |
| 1904 Insurance Expense | 0.00 | 2,450.95 |
| 1911 Tax-Bureau of Condos | 61.25 | 981.25 |
| 1918 Office Expense | 0.00 | 1,603.09 |
| 1919 Clubhouse Janitorial Svc | 400.00 | 1,700.00 |
| 1936 Clubhouse & Shuffleboard | 263.50 | 5,835.91 |
| 1942 Social Events | 994.49 | 994.49 |
| 1950 Screening Fees Expense | 0.00 | 150.00 |
| Total 1 OPERATING EXPENSES | 2,394.24 | 16,415.69 |
| 2 BUILDING MAINTENANCE | | |
| 1920 Driveways | 0.00 | 700.00 |
| Total 2 BUILDING MAINTENANCE | 0.00 | 700.00 |
| 3 GROUNDS | | |
| 1923 Lawn Insecticide Perimeter | 1,461.07 | 5,603.00 |
| 1927 Legendary Lawn | 2,001.91 | 8,007.64 |
| 1932 Pool Heat/Supplies/Jeff | 320.00 | 3,603.51 |
| 1934 Grounds Maint Contract | 18,114.00 | 72,456.00 |
| 1935 Grounds Maint Materials | 2,148.38 | 6,629.15 |
| 1937 Lake Maintenance | 190.00 | 760.00 |
| Total 3 GROUNDS | 24,235.36 | 97,059.30 |
| 4 UTILITIES | | |
| 1941 Telephone | 109.49 | 428.95 |
| 1943 Yard Lights/Silo Parts | 1,472.00 | 2,944.00 |
| 1945 Cable | 10,970.15 | 43,880.60 |
| 1947 Electric | 1,333.45 | 5,497.11 |
| 1948 Water, Sewer, Trash | 3,208.75 | 12,920.08 |
| Total 4 UTILITIES | 17,093.84 | 65,670.74 |
| 5 CAPITAL RESERVES | 6,104.83 | 24,419.32 |
| **Total Expense** | 49,828.27 | 204,265.05 |
| **Net Income** | **2,718.76** | **4,818.24** |

# CAMBRIDGE VILLAGE ASSOCIATION INC.
## Profit & Loss Budget vs. Actual
### April 2026

| | Apr 26 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Income** | | | | |
| Interest Income | 297.03 | | | |
| Maintenance Fee - Income | 45,645.17 | 45,645.17 | 0.00 | 100.0% |
| Maintenance Fee - Reserves | 6,104.83 | 6,104.83 | 0.00 | 100.0% |
| Other Income | 0.00 | 100.00 | -100.00 | 0.0% |
| Screening Fees Income | 500.00 | 83.33 | 416.67 | 600.0% |
| Transfer from Oper Budget Exces | 0.00 | 835.00 | -835.00 | 0.0% |
| **Total Income** | 52,547.03 | 52,768.33 | -221.30 | 99.6% |
| **Gross Profit** | 52,547.03 | 52,768.33 | -221.30 | 99.6% |
| **Expense** | | | | |
| 1 OPERATING EXPENSES | | | | |
| 1851 Accounting | 500.00 | 520.83 | -20.83 | 96.0% |
| 1852 Review/Audit CPA | 0.00 | 520.83 | -520.83 | 0.0% |
| 1854 Bad Debts | 0.00 | 0.00 | 0.00 | 0.0% |
| 1860 Bank Charges - Operating | 175.00 | 166.67 | 8.33 | 105.0% |
| 1890 Contingency | 0.00 | 166.67 | -166.67 | 0.0% |
| 1904 Insurance Expense | 0.00 | 2,375.00 | -2,375.00 | 0.0% |
| 1910 Tax-Income | 0.00 | 20.83 | -20.83 | 0.0% |
| 1911 Tax-Bureau of Condos | 61.25 | 16.67 | 44.58 | 367.4% |
| 1913 Legal, Professional Fees | 0.00 | 250.00 | -250.00 | 0.0% |
| 1918 Office Expense | 0.00 | 375.00 | -375.00 | 0.0% |
| 1919 Clubhouse Janitorial Svc | 400.00 | 500.00 | -100.00 | 80.0% |
| 1936 Clubhouse & Shuffleboard | 263.50 | 500.00 | -236.50 | 52.7% |
| 1942 Social Events | 994.49 | 62.50 | 931.99 | 1,591.2% |
| 1950 Screening Fees Expense | 0.00 | 83.33 | -83.33 | 0.0% |
| Total 1 OPERATING EXPENSES | 2,394.24 | 5,558.33 | -3,164.09 | 43.1% |
| 2 BUILDING MAINTENANCE | | | | |
| 1920 Driveways | 0.00 | 58.33 | -58.33 | 0.0% |
| 1930 Building Maintenance | 0.00 | 833.33 | -833.33 | 0.0% |
| Total 2 BUILDING MAINTENANCE | 0.00 | 891.66 | -891.66 | 0.0% |
| 3 GROUNDS | | | | |
| 1923 Lawn Insecticide Perimeter | 1,461.07 | 1,333.33 | 127.74 | 109.6% |
| 1927 Legendary Lawn | 2,001.91 | 1,666.67 | 335.24 | 120.1% |
| 1932 Pool Heat/Supplies/Jeff | 320.00 | 416.67 | -96.67 | 76.8% |
| 1934 Grounds Maint Contract | 18,114.00 | 18,114.00 | 0.00 | 100.0% |
| 1935 Grounds Maint Materials | 2,148.38 | 1,000.00 | 1,148.38 | 214.8% |
| 1937 Lake Maintenance | 190.00 | 250.00 | -60.00 | 76.0% |
| Total 3 GROUNDS | 24,235.36 | 22,780.67 | 1,454.69 | 106.4% |

# CAMBRIDGE VILLAGE ASSOCIATION INC.
## Profit & Loss Budget vs. Actual
### April 2026

| | Apr 26 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| 4 UTILITIES | | | | |
| 1941 Telephone | 109.49 | 108.33 | 1.16 | 101.1% |
| 1943 Yard Lights/Silo Parts | 1,472.00 | 375.00 | 1,097.00 | 392.5% |
| 1945 Cable | 10,970.15 | 11,041.17 | -71.02 | 99.4% |
| 1947 Electric | 1,333.45 | 1,458.33 | -124.88 | 91.4% |
| 1948 Water, Sewer, Trash | 3,208.75 | 4,450.00 | -1,241.25 | 72.1% |
| Total 4 UTILITIES | 17,093.84 | 17,432.83 | -338.99 | 98.1% |
| 5 CAPITAL RESERVES | 6,104.83 | 6,104.83 | 0.00 | 100.0% |
| Total Expense | 49,828.27 | 52,768.32 | -2,940.05 | 94.4% |
| Net Income | **2,718.76** | **0.01** | **2,718.75** | **27,187,600.0%** |

# CAMBRIDGE VILLAGE ASSOCIATION INC.
## Profit & Loss Budget vs. Actual
### January through April 2026

| | Jan - Apr 26 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Income** | | | | |
| Interest Income | 1,183.29 | | | |
| Late Fee Income | 25.00 | | | |
| Maintenance Fee - Income | 182,580.68 | 182,580.68 | 0.00 | 100.0% |
| Maintenance Fee - Reserves | 24,419.32 | 24,419.32 | 0.00 | 100.0% |
| Other Income | 0.00 | 400.00 | -400.00 | 0.0% |
| Screening Fees Income | 875.00 | 333.32 | 541.68 | 262.5% |
| Transfer from Oper Budget Exces | 0.00 | 3,340.00 | -3,340.00 | 0.0% |
| **Total Income** | 209,083.29 | 211,073.32 | -1,990.03 | 99.1% |
| **Gross Profit** | 209,083.29 | 211,073.32 | -1,990.03 | 99.1% |
| **Expense** | | | | |
| 1 OPERATING EXPENSES | | | | |
| 1851 Accounting | 2,000.00 | 2,083.32 | -83.32 | 96.0% |
| 1852 Review/Audit CPA | 0.00 | 2,083.32 | -2,083.32 | 0.0% |
| 1854 Bad Debts | 0.00 | 0.00 | 0.00 | 0.0% |
| 1860 Bank Charges - Operating | 700.00 | 666.68 | 33.32 | 105.0% |
| 1890 Contingency | 0.00 | 666.68 | -666.68 | 0.0% |
| 1904 Insurance Expense | 2,450.95 | 9,500.00 | -7,049.05 | 25.8% |
| 1910 Tax-Income | 0.00 | 83.32 | -83.32 | 0.0% |
| 1911 Tax-Bureau of Condos | 981.25 | 66.68 | 914.57 | 1,471.6% |
| 1913 Legal, Professional Fees | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| 1918 Office Expense | 1,603.09 | 1,500.00 | 103.09 | 106.9% |
| 1919 Clubhouse Janitorial Svc | 1,700.00 | 2,000.00 | -300.00 | 85.0% |
| 1936 Clubhouse & Shuffleboard | 5,835.91 | 2,000.00 | 3,835.91 | 291.8% |
| 1942 Social Events | 994.49 | 250.00 | 744.49 | 397.8% |
| 1950 Screening Fees Expense | 150.00 | 333.32 | -183.32 | 45.0% |
| **Total 1 OPERATING EXPENSES** | 16,415.69 | 22,233.32 | -5,817.63 | 73.8% |
| 2 BUILDING MAINTENANCE | | | | |
| 1920 Driveways | 700.00 | 233.32 | 466.68 | 300.0% |
| 1930 Building Maintenance | 0.00 | 3,333.32 | -3,333.32 | 0.0% |
| **Total 2 BUILDING MAINTENANCE** | 700.00 | 3,566.64 | -2,866.64 | 19.6% |
| 3 GROUNDS | | | | |
| 1923 Lawn Insecticide Perimeter | 5,603.00 | 5,333.32 | 269.68 | 105.1% |
| 1927 Legendary Lawn | 8,007.64 | 6,666.68 | 1,340.96 | 120.1% |
| 1932 Pool Heat/Supplies/Jeff | 3,603.51 | 1,666.68 | 1,936.83 | 216.2% |
| 1934 Grounds Maint Contract | 72,456.00 | 72,456.00 | 0.00 | 100.0% |
| 1935 Grounds Maint Materials | 6,629.15 | 4,000.00 | 2,629.15 | 165.7% |
| 1937 Lake Maintenance | 760.00 | 1,000.00 | -240.00 | 76.0% |
| **Total 3 GROUNDS** | 97,059.30 | 91,122.68 | 5,936.62 | 106.5% |

# CAMBRIDGE VILLAGE ASSOCIATION INC.
## Profit & Loss Budget vs. Actual
### January through April 2026

| | Jan - Apr 26 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| 4 UTILITIES | | | | |
| 1941 Telephone | 428.95 | 433.32 | -4.37 | 99.0% |
| 1943 Yard Lights/Silo Parts | 2,944.00 | 1,500.00 | 1,444.00 | 196.3% |
| 1945 Cable | 43,880.60 | 44,164.68 | -284.08 | 99.4% |
| 1947 Electric | 5,497.11 | 5,833.32 | -336.21 | 94.2% |
| 1948 Water, Sewer, Trash | 12,920.08 | 17,800.00 | -4,879.92 | 72.6% |
| Total 4 UTILITIES | 65,670.74 | 69,731.32 | -4,060.58 | 94.2% |
| 5 CAPITAL RESERVES | 24,419.32 | 24,419.32 | 0.00 | 100.0% |
| Total Expense | 204,265.05 | 211,073.28 | -6,808.23 | 96.8% |
| Net Income | **4,818.24** | **0.04** | **4,818.20** | **12,045,600.0%** |

## CAMBRIDGE VILLAGE ASSOCIATION, INC.

Supplementary Information on Future Major
Repairs and Replacements (Unaudited)
For the period ended April 30, 2026

| Components | Balance 1/ 1/26 | Additions | Expenses | Transfers | Balance 4/30/26 |
|---|---|---|---|---|---|
| Pooled Reserves | 205469.76 | 24419.32 | 14312.80 | | 215576.28 |
| Interest Earned | 0.00 | 2051.71 | | | 2051.71 |
| **TOTAL** | 205469.76 | 26471.03 | 14312.80 | 0.00 | 217627.99 |