CAMBRIDGE VILLAGE ASSOCIATION INC.
Balance Sheet
As of February 28, 2026

		Feb 28, 26
ASSETS		
Current Assets		
Checking/Savings		
Cash - Capital Improvements		
Seacoast-CDARS 3.50% 4/23/26	52,093.29	
Seacoast -CDARS 3.00% 1/14/27	53,316.20	
Seacoast Bank - Capital Improve	125,563.24	
Total Cash - Capital Improvements		230,972.73
Cash - Operating		
Seacoast-CDARS 3.50% 4/23/26	53,268.27	
Seacoast Bank-3.25% CD 6/ 1/26	55,219.05	
Seacoast Bank - Oper Acct	53,486.18	
Total Cash - Operating		161,973.50
Total Checking/Savings		392,946.23
Accounts Receivable		
Accounts Receivable		-17,320.92
Total Accounts Receivable		-17,320.92
Total Current Assets		375,625.31
TOTAL ASSETS		**375,625.31**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Cable Rebate		38,196.46
Fund Balance - Reserve		
Beginning Reserve Balance	205,469.76	
Painting	-6,600.00	
Pool	-1,112.80	
Reserve Interest	1,006.11	
Reserve Monthly Additions	12,209.66	
Total Fund Balance - Reserve		210,972.73
Total Other Current Liabilities		249,169.19
Total Current Liabilities		249,169.19
Total Liabilities		249,169.19
Equity		
Retained Earnings		123,989.49
Net Income		2,466.63
Total Equity		126,456.12
TOTAL LIABILITIES & EQUITY		**375,625.31**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss YTD Comparison
February 2026

	Feb 26	Jan - Feb 26
Income		
Interest Income	275.73	580.18
Maintenance Fee - Income	45,645.17	91,290.34
Maintenance Fee - Reserves	6,104.83	12,209.66
Screening Fees Income	125.00	125.00
Total Income	52,150.73	104,205.18
Gross Profit	52,150.73	104,205.18
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	1,000.00
1860 Bank Charges - Operating	175.00	350.00
1904 Insurance Expense	2,450.95	2,450.95
1911 Tax-Bureau of Condos	0.00	920.00
1918 Office Expense	170.00	785.12
1919 Clubhouse Janitorial Svc	400.00	800.00
1936 Clubhouse & Shuffleboard	1,852.82	2,121.32
Total 1 OPERATING EXPENSES	5,548.77	8,427.39
2 BUILDING MAINTENANCE		
1920 Driveways	0.00	700.00
Total 2 BUILDING MAINTENANCE	0.00	700.00
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,340.43	2,680.86
1927 Legendary Lawn	2,001.91	4,003.82
1932 Pool Heat/Supplies/Jeff	995.45	1,947.55
1934 Grounds Maint Contract	18,114.00	36,228.00
1935 Grounds Maint Materials	1,308.90	3,641.90
1937 Lake Maintenance	190.00	380.00
Total 3 GROUNDS	23,950.69	48,882.13
4 UTILITIES		
1941 Telephone	100.00	209.97
1945 Cable	10,970.15	21,940.30
1947 Electric	1,427.54	2,878.95
1948 Water, Sewer, Trash	3,239.34	6,490.15
Total 4 UTILITIES	15,737.03	31,519.37
5 CAPITAL RESERVES	6,104.83	12,209.66
Total Expense	51,341.32	101,738.55
Net Income	**809.41**	**2,466.63**

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

	Feb 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	275.73			
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	125.00	83.33	41.67	150.0%
Transfer from Oper Budget Exces	0.00	835.00	-835.00	0.0%
Total Income	52,150.73	52,768.33	-617.60	98.8%
Gross Profit	52,150.73	52,768.33	-617.60	98.8%
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	2,450.95	2,375.00	75.95	103.2%
1910 Tax-Income	0.00	20.83	-20.83	0.0%
1911 Tax-Bureau of Condos	0.00	16.67	-16.67	0.0%
1913 Legal, Professional Fees	0.00	250.00	-250.00	0.0%
1918 Office Expense	170.00	375.00	-205.00	45.3%
1919 Clubhouse Janitorial Svc	400.00	500.00	-100.00	80.0%
1936 Clubhouse & Shuffleboard	1,852.82	500.00	1,352.82	370.6%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	0.00	83.33	-83.33	0.0%
Total 1 OPERATING EXPENSES	5,548.77	5,558.33	-9.56	99.8%
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	1,340.43	1,333.33	7.10	100.5%
1927 Legendary Lawn	2,001.91	1,666.67	335.24	120.1%
1932 Pool Heat/Supplies/Jeff	995.45	416.67	578.78	238.9%
1934 Grounds Maint Contract	18,114.00	18,114.00	0.00	100.0%
1935 Grounds Maint Materials	1,308.90	1,000.00	308.90	130.9%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,950.69	22,780.67	1,170.02	105.1%

CAMBRIDGE VILLAGE ASSOCIATION, INC.

Supplementary Information on Future Major
Repairs and Replacements (Unaudited)
For the period ended February 28, 2026

Components	Balance 1/ 1/26	Additions	Expenses	Transfers	Balance 2/28/26
Pooled Reserves	205469.76	12209.66	7712.80		209966.62
Interest Earned	0.00	1006.11			1006.11
TOTAL	205469.76	13215.77	7712.80	0.00	210972.73