CAMBRIDGE VILLAGE ASSOCIATION INC.
Balance Sheet
As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash - Capital Improvements	
Seacoast-CDARS 3.50% 4/22/27	52,849.94
Seacoast -CDARS 3.00% 1/14/27	53,980.93
Seacoast Bank - Capital Improve	120,887.36
Total Cash - Capital Improvements	227,718.23
Cash - Operating	
Seacoast-CDARS 3.50% 4/22/27	54,041.97
Seacoast Bank-3.50% CD 6/ 1/27	55,987.01
Seacoast Bank - Oper Acct	52,203.44
Total Cash - Operating	162,232.42
Total Checking/Savings	389,950.65
Accounts Receivable	
Accounts Receivable	-14,505.92
Total Accounts Receivable	-14,505.92
Total Current Assets	375,444.73
TOTAL ASSETS	**375,444.73**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Cable Rebate	35,116.11
Fund Balance - Reserve	
Beginning Reserve Balance	205,469.76
Clubhouse & Maint Bldg Roofs	-14,530.00
Grounds	-5,229.00
Painting	-23,244.58
Pool	-1,112.80
Reserve Interest	3,631.04
Reserve Monthly Additions	42,733.81
Total Fund Balance - Reserve	207,718.23
Total Other Current Liabilities	242,834.34
Total Current Liabilities	242,834.34
Total Liabilities	242,834.34
Equity	
Retained Earnings	123,989.49
Net Income	8,620.90
Total Equity	132,610.39
TOTAL LIABILITIES & EQUITY	**375,444.73**

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

	Jul 26	Jan - Jul 26
Income		
Interest Income	321.01	2,121.84
Late Fee Income	25.00	100.00
Maintenance Fee - Income	45,645.17	319,516.19
Maintenance Fee - Reserves	6,104.83	42,733.81
Screening Fees Income	0.00	1,250.00
Total Income	52,096.01	365,721.84
Gross Profit	52,096.01	365,721.84
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	3,750.00
1852 Review/Audit CPA	6,750.00	6,750.00
1860 Bank Charges - Operating	175.00	1,232.00
1904 Insurance Expense	0.00	2,450.95
1911 Tax-Bureau of Condos	0.00	981.25
1913 Legal, Professional Fees	337.50	600.00
1918 Office Expense	2,554.29	4,340.28
1919 Clubhouse Janitorial Svc	900.00	3,000.00
1936 Clubhouse & Shuffleboard	272.66	6,108.57
1942 Social Events	0.00	1,039.91
1950 Screening Fees Expense	60.00	300.00
Total 1 OPERATING EXPENSES	11,549.45	30,552.96
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	9,986.21
1927 Legendary Lawn	2,001.91	14,013.37
1932 Pool Heat/Supplies/Jeff	490.31	5,923.50
1934 Grounds Maint Contract	18,114.00	126,798.00
1935 Grounds Maint Materials	1,199.30	9,981.83
1937 Lake Maintenance	380.00	1,330.00
Total 3 GROUNDS	23,646.59	168,032.91
4 UTILITIES		
1941 Telephone	109.37	757.06
1943 Yard Lights/Silo Parts	80.00	4,040.26
1945 Cable	10,970.15	76,791.05
1947 Electric	2,084.61	10,848.72
1948 Water, Sewer, Trash	3,277.76	22,644.17
Total 4 UTILITIES	16,521.89	115,081.26
5 CAPITAL RESERVES	6,104.83	42,733.81
Total Expense	57,822.76	357,100.94
Net Income	**-5,726.75**	**8,620.90**

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

	Jul 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	321.01			
Late Fee Income	25.00			
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	0.00	83.33	-83.33	0.0%
Transfer from Oper Budget Exces	0.00	835.00	-835.00	0.0%
Total Income	52,096.01	52,768.33	-672.32	98.7%
Gross Profit	52,096.01	52,768.33	-672.32	98.7%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	500.00	520.83	-20.83	96.0%
1852 Review/Audit CPA	6,750.00	520.83	6,229.17	1,296.0%
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	0.00	16.67	-16.67	0.0%
1913 Legal, Professional Fees	337.50	250.00	87.50	135.0%
1918 Office Expense	2,554.29	375.00	2,179.29	681.1%
1919 Clubhouse Janitorial Svc	900.00	500.00	400.00	180.0%
1936 Clubhouse & Shuffleboard	272.66	500.00	-227.34	54.5%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	60.00	83.33	-23.33	72.0%
Total 1 OPERATING EXPENSES	11,549.45	5,558.33	5,991.12	207.8%
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	1,461.07	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	490.31	416.67	73.64	117.7%
1934 Grounds Maint Contract	18,114.00	18,114.00	0.00	100.0%
1935 Grounds Maint Materials	1,199.30	1,000.00	199.30	119.9%
1937 Lake Maintenance	380.00	250.00	130.00	152.0%
Total 3 GROUNDS	23,646.59	22,780.67	865.92	103.8%

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

	Jul 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.37	108.33	1.04	101.0%
1943 Yard Lights/Silo Parts	80.00	375.00	-295.00	21.3%
1945 Cable	10,970.15	11,041.17	-71.02	99.4%
1947 Electric	2,084.61	1,458.33	626.28	142.9%
1948 Water, Sewer, Trash	3,277.76	4,450.00	-1,172.24	73.7%
Total 4 UTILITIES	16,521.89	17,432.83	-910.94	94.8%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	57,822.76	52,768.32	5,054.44	109.6%
Net Income	-5,726.75	0.01	-5,726.76	-57,267,500.0%

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

	Jan - Jul 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	2,121.84			
Late Fee Income	100.00			
Maintenance Fee - Income	319,516.19	319,516.19	0.00	100.0%
Maintenance Fee - Reserves	42,733.81	42,733.81	0.00	100.0%
Other Income	0.00	700.00	-700.00	0.0%
Screening Fees Income	1,250.00	583.31	666.69	214.3%
Transfer from Oper Budget Exces	0.00	5,845.00	-5,845.00	0.0%
Total Income	365,721.84	369,378.31	-3,656.47	99.0%
Gross Profit	365,721.84	369,378.31	-3,656.47	99.0%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	3,750.00	3,645.81	104.19	102.9%
1852 Review/Audit CPA	6,750.00	3,645.81	3,104.19	185.1%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	1,232.00	1,166.69	65.31	105.6%
1890 Contingency	0.00	1,166.69	-1,166.69	0.0%
1904 Insurance Expense	2,450.95	16,625.00	-14,174.05	14.7%
1910 Tax-Income	0.00	145.81	-145.81	0.0%
1911 Tax-Bureau of Condos	981.25	116.69	864.56	840.9%
1913 Legal, Professional Fees	600.00	1,750.00	-1,150.00	34.3%
1918 Office Expense	4,340.28	2,625.00	1,715.28	165.3%
1919 Clubhouse Janitorial Svc	3,000.00	3,500.00	-500.00	85.7%
1936 Clubhouse & Shuffleboard	6,108.57	3,500.00	2,608.57	174.5%
1942 Social Events	1,039.91	437.50	602.41	237.7%
1950 Screening Fees Expense	300.00	583.31	-283.31	51.4%
Total 1 OPERATING EXPENSES	30,552.96	38,908.31	-8,355.35	78.5%
2 BUILDING MAINTENANCE				
1920 Driveways	700.00	408.31	291.69	171.4%
1930 Building Maintenance	0.00	5,833.31	-5,833.31	0.0%
Total 2 BUILDING MAINTENANCE	700.00	6,241.62	-5,541.62	11.2%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	9,986.21	9,333.31	652.90	107.0%
1927 Legendary Lawn	14,013.37	11,666.69	2,346.68	120.1%
1932 Pool Heat/Supplies/Jeff	5,923.50	2,916.69	3,006.81	203.1%
1934 Grounds Maint Contract	126,798.00	126,798.00	0.00	100.0%
1935 Grounds Maint Materials	9,981.83	7,000.00	2,981.83	142.6%
1937 Lake Maintenance	1,330.00	1,750.00	-420.00	76.0%
Total 3 GROUNDS	168,032.91	159,464.69	8,568.22	105.4%

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

	Jan - Jul 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	757.06	758.31	-1.25	99.8%
1943 Yard Lights/Silo Parts	4,040.26	2,625.00	1,415.26	153.9%
1945 Cable	76,791.05	77,288.19	-497.14	99.4%
1947 Electric	10,848.72	10,208.31	640.41	106.3%
1948 Water, Sewer, Trash	22,644.17	31,150.00	-8,505.83	72.7%
Total 4 UTILITIES	115,081.26	122,029.81	-6,948.55	94.3%
5 CAPITAL RESERVES	42,733.81	42,733.81	0.00	100.0%
Total Expense	357,100.94	369,378.24	-12,277.30	96.7%
Net Income	**8,620.90**	**0.07**	**8,620.83**	**12,315,571.4%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

Supplementary Information on Future Major
Repairs and Replacements (Unaudited)
For the period ended July 31, 2026

Components	Balance 1/ 1/26	Additions	Expenses	Transfers	Balance 7/31/26
Pooled Reserves	205469.76	42733.81	44116.38		204087.19
Interest Earned	0.00	3631.04			3631.04
TOTAL	205469.76	46364.85	44116.38	0.00	207718.23