CAMBRIDGE VILLAGE ASSOCIATION INC.
Balance Sheet
As of October 31, 2025

		Oct 31, 25
ASSETS		
Current Assets		
Checking/Savings		
Cash - Capital Improvements		
Seacoast-CDARS 3.50% 4/23/26	51,507.44	
Seacoast -CDARS 3.90% 1/15/26	52,706.28	
Seacoast Bank - Capital Improve	142,767.25	
Total Cash - Capital Improvements		246,980.97
Cash - Operating		
Seacoast-CDARS 3.50% 4/23/26	52,669.20	
Seacoast Bank-3.90% CD 11/ 1/25	54,641.38	
Seacoast Bank - Oper Acct	33,069.86	
Total Cash - Operating		140,380.44
Total Checking/Savings		387,361.41
Accounts Receivable		
Accounts Receivable		-8,428.40
Total Accounts Receivable		-8,428.40
Total Current Assets		378,933.01
TOTAL ASSETS		**378,933.01**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Cable Rebate		40,660.74
Fund Balance - Reserve		
Beginning Reserve Balance	170.745.02	
Painting	-30,590.00	
Reserve Interest	5,777.65	
Reserve Monthly Additions	61,048.30	
Total Fund Balance - Reserve		206,980.97
Total Other Current Liabilities		247,641.71
Total Current Liabilities		247,641.71
Total Liabilities		247,641.71
Equity		
Retained Earnings		96,740.67
Net Income		34,550.63
Total Equity		131,291.30
TOTAL LIABILITIES & EQUITY		**378,933.01**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss YTD Comparison
October 2025

	Oct 25	Jan - Oct 25
Income		
Interest Income	304.60	3,418.67
Late Fee Income	50.00	455.00
Maintenance Fee - Income	45,645.17	456,451.70
Maintenance Fee - Reserves	6,104.83	61,048.30
Other Income	0.00	4,305.00
Screening Fees Income	375.00	2,625.00
Total Income	52,479.60	528,303.67
Gross Profit	52,479.60	528,303.67
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	5,250.00
1852 Review/Audit CPA	0.00	6,250.00
1860 Bank Charges - Operating	182.00	1,728.00
1890 Contingency	0.00	340.00
1904 Insurance Expense	0.00	13,296.43
1911 Tax-Bureau of Condos	0.00	981.25
1913 Legal, Professional Fees	0.00	660.00
1918 Office Expense	197.03	2,563.74
1919 Clubhouse Janitorial Svc	500.00	1,950.00
1936 Clubhouse & Shuffleboard	0.00	1,041.87
1942 Social Events	0.00	346.01
1950 Screening Fees Expense	60.00	570.00
Total 1 OPERATING EXPENSES	1,439.03	34,977.30
2 BUILDING MAINTENANCE		
1930 Building Maintenance	400.97	1,447.09
Total 2 BUILDING MAINTENANCE	400.97	1,447.09
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,340.43	12,912.76
1927 Legendary Lawn	0.00	17,412.33
1932 Pool Heat/Supplies/Jeff	396.94	8,284.38
1934 Grounds Maint Contract	17,672.00	176,720.00
1935 Grounds Maint Materials	605.00	11,003.55
1937 Lake Maintenance	190.00	1,900.00
Total 3 GROUNDS	20,204.37	228,233.02
4 UTILITIES		
1941 Telephone	109.97	1,119.70
1943 Yard Lights/Silo Parts	0.00	2,979.08
1945 Cable	10,415.67	104,296.50
1947 Electric	1,902.27	15,270.74
1948 Water, Sewer, Trash	4,415.00	44,381.31
Total 4 UTILITIES	16,842.91	168,047.33
5 CAPITAL RESERVES	6,104.83	61,048.30
Total Expense	44,992.11	493,753.04
Net Income	**7,487.49**	**34,550.63**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
October 2025

	Oct 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	304.60			
Late Fee Income	50.00			
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	375.00	83.33	291.67	450.0%
Transfer from Oper Budget Exces	0.00	2,017.58	-2,017.58	0.0%
Total Income	52,479.60	53,950.91	-1,471.31	97.3%
Gross Profit	52,479.60	53,950.91	-1,471.31	97.3%
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	182.00	166.67	15.33	109.2%
1890 Contingency	0.00	166.67	-166.67	0.0%
1904 Insurance Expense	0.00	2,942.92	-2,942.92	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	0.00	250.00	-250.00	0.0%
1918 Office Expense	197.03	375.00	-177.97	52.5%
1919 Clubhouse Janitorial Svc	500.00	1,083.33	-583.33	46.2%
1936 Clubhouse & Shuffleboard	0.00	500.00	-500.00	0.0%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	60.00	83.33	-23.33	72.0%
1951 Named/Extreme Storm Expens	0.00	583.33	-583.33	0.0%
Total 1 OPERATING EXPENSES	1,439.03	7,292.91	-5,853.88	19.7%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	400.97	1,416.67	-1,015.70	28.3%
Total 2 BUILDING MAINTENANCE	400.97	1,475.00	-1,074.03	27.2%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	1,340.43	1,250.00	90.43	107.2%
1927 Legendary Lawn	0.00	1,666.67	-1,666.67	0.0%
1932 Pool Heat/Supplies/Jeff	396.94	416.67	-19.73	95.3%
1934 Grounds Maint Contract	17,672.00	17,672.00	0.00	100.0%
1935 Grounds Maint Materials	605.00	1,000.00	-395.00	60.5%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	20,204.37	22,255.34	-2,050.97	90.8%

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
October 2025

	Oct 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.97	108.33	1.64	101.5%
1943 Yard Lights/Silo Parts	0.00	375.00	-375.00	0.0%
1945 Cable	10,415.67	10,431.17	-15.50	99.9%
1947 Electric	1,902.27	1,458.33	443.94	130.4%
1948 Water, Sewer, Trash	4,415.00	4,450.00	-35.00	99.2%
Total 4 UTILITIES	16,842.91	16,822.83	20.08	100.1%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	44,992.11	53,950.91	-8,958.80	83.4%
Net Income	**7,487.49**	**0.00**	**7,487.49**	**100.0%**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
January through October 2025

	Jan - Oct 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	3,418.67			
Late Fee Income	455.00			
Maintenance Fee - Income	456,451.70	456,451.70	0.00	100.0%
Maintenance Fee - Reserves	61,048.30	61,048.30	0.00	100.0%
Other Income	4,305.00	1,000.00	3,305.00	430.5%
Screening Fees Income	2,625.00	833.30	1,791.70	315.0%
Transfer from Oper Budget Exces	0.00	20,175.80	-20,175.80	0.0%
Total Income	528,303.67	539,509.10	-11,205.43	97.9%
Gross Profit	528,303.67	539,509.10	-11,205.43	97.9%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	5,250.00	5,208.30	41.70	100.8%
1852 Review/Audit CPA	6,250.00	5,208.30	1,041.70	120.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	1,728.00	1,666.70	61.30	103.7%
1890 Contingency	340.00	1,666.70	-1,326.70	20.4%
1904 Insurance Expense	13,296.43	29,429.20	-16,132.77	45.2%
1910 Tax-Income	0.00	208.30	-208.30	0.0%
1911 Tax-Bureau of Condos	981.25	166.70	814.55	588.6%
1913 Legal, Professional Fees	660.00	2,500.00	-1,840.00	26.4%
1918 Office Expense	2,563.74	3,750.00	-1,186.26	68.4%
1919 Clubhouse Janitorial Svc	1,950.00	10,833.30	-8,883.30	18.0%
1936 Clubhouse & Shuffleboard	1,041.87	5,000.00	-3,958.13	20.8%
1942 Social Events	346.01	625.00	-278.99	55.4%
1950 Screening Fees Expense	570.00	833.30	-263.30	68.4%
1951 Named/Extreme Storm Expens	0.00	5,833.30	-5,833.30	0.0%
Total 1 OPERATING EXPENSES	34,977.30	72,929.10	-37,951.80	48.0%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	583.30	-583.30	0.0%
1930 Building Maintenance	1,447.09	14,166.70	-12,719.61	10.2%
Total 2 BUILDING MAINTENANCE	1,447.09	14,750.00	-13,302.91	9.8%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	12,912.76	12,500.00	412.76	103.3%
1927 Legendary Lawn	17,412.33	16,666.70	745.63	104.5%
1932 Pool Heat/Supplies/Jeff	8,284.38	4,166.70	4,117.68	198.8%
1934 Grounds Maint Contract	176,720.00	176,720.00	0.00	100.0%
1935 Grounds Maint Materials	11,003.55	10,000.00	1,003.55	110.0%
1937 Lake Maintenance	1,900.00	2,500.00	-600.00	76.0%
Total 3 GROUNDS	228,233.02	222,553.40	5,679.62	102.6%

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
January through October 2025

	Jan - Oct 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	1,119.70	1,083.30	36.40	103.4%
1943 Yard Lights/Silo Parts	2,979.08	3,750.00	-770.92	79.4%
1945 Cable	104,296.50	104,311.70	-15.20	100.0%
1947 Electric	15,270.74	14,583.30	687.44	104.7%
1948 Water, Sewer, Trash	44,381.31	44,500.00	-118.69	99.7%
Total 4 UTILITIES	168,047.33	168,228.30	-180.97	99.9%
5 CAPITAL RESERVES	61,048.30	61,048.30	0.00	100.0%
Total Expense	493,753.04	539,509.10	-45,756.06	91.5%
Net Income	**34,550.63**	**0.00**	**34,550.63**	**100.0%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

Supplementary Information on Future Major
Repairs and Replacements (Unaudited)
For the period(s) ended October 31, 2025

Components	Balance 1/ 1/25	Additions	Expenses	Transfer	Balance 10/31/25
Pooled Reserves	170745.02	61048.30	30590.00		201203.32
Interest Earned	0.00	5777.65			5777.65
Total	**170745.02**	**66825.95**	**30590.00**	**0.00**	**206980.97**