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

		May 31, 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	133,077.93	
Total Cash - Capital Improvements		239,051.82
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	68,318.65	
Total Cash - Operating		177,409.08
Total Checking/Savings		416,460.90
Accounts Receivable		
Accounts Receivable		-16,295.92
Total Accounts Receivable		-16,295.92
Total Current Assets		400,164.98
TOTAL ASSETS		**400,164.98**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Cable Rebate		36,348.25
Fund Balance - Reserve		
Beginning Reserve Balance	205,469.76	
Painting	-16,500.00	
Pool	-1,112.80	
Reserve Interest	670.71	
Reserve Monthly Additions	30,524.15	
Total Fund Balance - Reserve		219,051.82
Total Other Current Liabilities		255,400.07
Total Current Liabilities		255,400.07
Total Liabilities		255,400.07
Equity		
Retained Earnings		123,989.49
Net Income		20,775.42
Total Equity		144,764.91
TOTAL LIABILITIES & EQUITY		**400,164.98**

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

	May 26	Jan - May 26
Income		
Interest Income	0.00	1,183.29
Late Fee Income	0.00	25.00
Maintenance Fee - Income	45,645.17	228,225.85
Maintenance Fee - Reserves	6,104.83	30,524.15
Screening Fees Income	0.00	875.00
Total Income	51,750.00	260,833.29
Gross Profit	51,750.00	260,833.29
Expense		
1 OPERATING EXPENSES		
1851 Accounting	750.00	2,750.00
1860 Bank Charges - Operating	175.00	875.00
1904 Insurance Expense	0.00	2,450.95
1911 Tax-Bureau of Condos	0.00	981.25
1918 Office Expense	12.90	1,615.99
1919 Clubhouse Janitorial Svc	400.00	2,100.00
1936 Clubhouse & Shuffleboard	0.00	5,835.91
1942 Social Events	0.00	994.49
1950 Screening Fees Expense	60.00	210.00
Total 1 OPERATING EXPENSES	1,397.90	17,813.59
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	7,064.07
1927 Legendary Lawn	2,001.91	10,009.55
1932 Pool Heat/Supplies/Jeff	1,102.75	4,706.26
1934 Grounds Maint Contract	18,114.00	90,570.00
1935 Grounds Maint Materials	1,223.07	7,852.22
1937 Lake Maintenance	190.00	950.00
Total 3 GROUNDS	24,092.80	121,152.10
4 UTILITIES		
1941 Telephone	109.37	538.32
1943 Yard Lights/Silo Parts	121.78	3,065.78
1945 Cable	-616.07	43,264.53
1947 Electric	1,381.40	6,878.51
1948 Water, Sewer, Trash	3,200.81	16,120.89
Total 4 UTILITIES	4,197.29	69,868.03
5 CAPITAL RESERVES	6,104.83	30,524.15
Total Expense	35,792.82	240,057.87
Net Income	**15,957.18**	**20,775.42**

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

	May 26	Budget	$ Over Budget	% of Budget
Income				
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	51,750.00	52,768.33	-1,018.33	98.1%
Gross Profit	51,750.00	52,768.33	-1,018.33	98.1%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	750.00	520.83	229.17	144.0%
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	0.00	16.67	-16.67	0.0%
1913 Legal, Professional Fees	0.00	250.00	-250.00	0.0%
1918 Office Expense	12.90	375.00	-362.10	3.4%
1919 Clubhouse Janitorial Svc	400.00	500.00	-100.00	80.0%
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%
Total 1 OPERATING EXPENSES	1,397.90	5,558.33	-4,160.43	25.1%
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	1,102.75	416.67	686.08	264.7%
1934 Grounds Maint Contract	18,114.00	18,114.00	0.00	100.0%
1935 Grounds Maint Materials	1,223.07	1,000.00	223.07	122.3%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	24,092.80	22,780.67	1,312.13	105.8%

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

	May 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.37	108.33	1.04	101.0%
1943 Yard Lights/Silo Parts	121.78	375.00	-253.22	32.5%
1945 Cable	-616.07	11,041.17	-11,657.24	-5.6%
1947 Electric	1,381.40	1,458.33	-76.93	94.7%
1948 Water, Sewer, Trash	3,200.81	4,450.00	-1,249.19	71.9%
Total 4 UTILITIES	4,197.29	17,432.83	-13,235.54	24.1%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	35,792.82	52,768.32	-16,975.50	67.8%
Net Income	**15,957.18**	**0.01**	**15,957.17**	**159,571,800.0%**

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

	Jan - May 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	1,183.29			
Late Fee Income	25.00			
Maintenance Fee - Income	228,225.85	228,225.85	0.00	100.0%
Maintenance Fee - Reserves	30,524.15	30,524.15	0.00	100.0%
Other Income	0.00	500.00	-500.00	0.0%
Screening Fees Income	875.00	416.65	458.35	210.0%
Transfer from Oper Budget Exces	0.00	4,175.00	-4,175.00	0.0%
Total Income	260,833.29	263,841.65	-3,008.36	98.9%
Gross Profit	260,833.29	263,841.65	-3,008.36	98.9%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	2,750.00	2,604.15	145.85	105.6%
1852 Review/Audit CPA	0.00	2,604.15	-2,604.15	0.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	875.00	833.35	41.65	105.0%
1890 Contingency	0.00	833.35	-833.35	0.0%
1904 Insurance Expense	2,450.95	11,875.00	-9,424.05	20.6%
1910 Tax-Income	0.00	104.15	-104.15	0.0%
1911 Tax-Bureau of Condos	981.25	83.35	897.90	1,177.3%
1913 Legal, Professional Fees	0.00	1,250.00	-1,250.00	0.0%
1918 Office Expense	1,615.99	1,875.00	-259.01	86.2%
1919 Clubhouse Janitorial Svc	2,100.00	2,500.00	-400.00	84.0%
1936 Clubhouse & Shuffleboard	5,835.91	2,500.00	3,335.91	233.4%
1942 Social Events	994.49	312.50	681.99	318.2%
1950 Screening Fees Expense	210.00	416.65	-206.65	50.4%
Total 1 OPERATING EXPENSES	17,813.59	27,791.65	-9,978.06	64.1%
2 BUILDING MAINTENANCE				
1920 Driveways	700.00	291.65	408.35	240.0%
1930 Building Maintenance	0.00	4,166.65	-4,166.65	0.0%
Total 2 BUILDING MAINTENANCE	700.00	4,458.30	-3,758.30	15.7%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	7,064.07	6,666.65	397.42	106.0%
1927 Legendary Lawn	10,009.55	8,333.35	1,676.20	120.1%
1932 Pool Heat/Supplies/Jeff	4,706.26	2,083.35	2,622.91	225.9%
1934 Grounds Maint Contract	90,570.00	90,570.00	0.00	100.0%
1935 Grounds Maint Materials	7,852.22	5,000.00	2,852.22	157.0%
1937 Lake Maintenance	950.00	1,250.00	-300.00	76.0%
Total 3 GROUNDS	121,152.10	113,903.35	7,248.75	106.4%

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

	Jan - May 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	538.32	541.65	-3.33	99.4%
1943 Yard Lights/Silo Parts	3,065.78	1,875.00	1,190.78	163.5%
1945 Cable	43,264.53	55,205.85	-11,941.32	78.4%
1947 Electric	6,878.51	7,291.65	-413.14	94.3%
1948 Water, Sewer, Trash	16,120.89	22,250.00	-6,129.11	72.5%
Total 4 UTILITIES	69,868.03	87,164.15	-17,296.12	80.2%
5 CAPITAL RESERVES	30,524.15	30,524.15	0.00	100.0%
Total Expense	240,057.87	263,841.60	-23,783.73	91.0%
Net Income	**20,775.42**	**0.05**	**20,775.37**	**41,550,840.0%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

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

Components	Balance 1/ 1/26	Additions	Expenses	Transfers	Balance 5/31/26
Pooled Reserves	205469.76	30524.15	18993.80		217000.11
Interest Earned	0.00	2051.71			2051.71
TOTAL	205469.76	32575.86	18993.80	0.00	219051.82