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

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash - Capital Improvements	
Seacoast-CDARS 3.90% 10/16/25	51,055.43
Seacoast -CDARS 3.90% 1/15/26	52,118.46
Seacoast Bank - Capital Improve	112,564.08
Total Cash - Capital Improvements	215,737.97
Cash - Operating	
Seacoast-CDARS 3.90% 10/16/25	52,206.98
Seacoast Bank-3.90% CD 11/ 1/25	54,116.99
Seacoast Bank - Oper Acct	43,550.91
Total Cash - Operating	149,874.88
Total Checking/Savings	365,612.85
Accounts Receivable	
Accounts Receivable	-12,578.40
Total Accounts Receivable	-12,578.40
Total Current Assets	353,034.45
TOTAL ASSETS	**353,034.45**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Cable Rebate	42,508.95
Fund Balance - Reserve	
Beginning Reserve Balance	170,745.02
Painting	-21,590.00
Reserve Interest	3,849.14
Reserve Monthly Additions	42,733.81
Total Fund Balance - Reserve	195,737.97
Total Other Current Liabilities	238,246.92
Total Current Liabilities	238,246.92
Total Liabilities	238,246.92
Equity	
Retained Earnings	96,740.67
Net Income	18,046.86
Total Equity	114,787.53
TOTAL LIABILITIES & EQUITY	**353,034.45**

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

	Jul 25	Jan - Jul 25
Income		
Interest Income	344.92	2,432.06
Late Fee Income	25.00	355.00
Maintenance Fee - Income	45,645.17	319,516.19
Maintenance Fee - Reserves	6,104.83	42,733.81
Other Income	0.00	4,305.00
Screening Fees Income	375.00	2,000.00
Total Income	52,494.92	371,342.06
Gross Profit	52,494.92	371,342.06
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	3,750.00
1852 Review/Audit CPA	0.00	6,250.00
1860 Bank Charges - Operating	175.00	1,189.00
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	1,683.53	2,196.71
1919 Clubhouse Janitorial Svc	250.00	250.00
1936 Clubhouse & Shuffleboard	131.48	805.63
1942 Social Events	148.24	346.01
1950 Screening Fees Expense	0.00	390.00
Total 1 OPERATING EXPENSES	2,888.25	30,455.03
2 BUILDING MAINTENANCE		
1930 Building Maintenance	375.00	999.47
Total 2 BUILDING MAINTENANCE	375.00	999.47
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,310.43	8,951.47
1927 Legendary Lawn	1,971.91	13,468.51
1932 Pool Heat/Supplies/Jeff	2,702.55	6,680.54
1934 Grounds Maint Contract	17,672.00	123,704.00
1935 Grounds Maint Materials	793.95	7,375.76
1937 Lake Maintenance	190.00	1,330.00
Total 3 GROUNDS	24,640.84	161,510.28
4 UTILITIES		
1941 Telephone	109.97	789.79
1943 Yard Lights/Silo Parts	24.18	2,634.36
1945 Cable	10,415.67	73,049.49
1947 Electric	1,361.54	9,985.70
1948 Water, Sewer, Trash	4,417.87	31,137.27
Total 4 UTILITIES	16,329.23	117,596.61
5 CAPITAL RESERVES	6,104.83	42,733.81
Total Expense	50,338.15	353,295.20
Net Income	**2,156.77**	**18,046.86**

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

	Jul 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	344.92			
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	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	52,494.92	53,950.91	-1,455.99	97.3%
Gross Profit	52,494.92	53,950.91	-1,455.99	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	175.00	166.67	8.33	105.0%
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	1,683.53	375.00	1,308.53	448.9%
1919 Clubhouse Janitorial Svc	250.00	1,083.33	-833.33	23.1%
1936 Clubhouse & Shuffleboard	131.48	500.00	-368.52	26.3%
1942 Social Events	148.24	62.50	85.74	237.2%
1950 Screening Fees Expense	0.00	83.33	-83.33	0.0%
1951 Named/Extreme Storm Expens	0.00	583.33	-583.33	0.0%
Total 1 OPERATING EXPENSES	2,888.25	7,292.91	-4,404.66	39.6%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	375.00	1,416.67	-1,041.67	26.5%
Total 2 BUILDING MAINTENANCE	375.00	1,475.00	-1,100.00	25.4%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	1,310.43	1,250.00	60.43	104.8%
1927 Legendary Lawn	1,971.91	1,666.67	305.24	118.3%
1932 Pool Heat/Supplies/Jeff	2,702.55	416.67	2,285.88	648.6%
1934 Grounds Maint Contract	17,672.00	17,672.00	0.00	100.0%
1935 Grounds Maint Materials	793.95	1,000.00	-206.05	79.4%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	24,640.84	22,255.34	2,385.50	110.7%

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

	Jul 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.97	108.33	1.64	101.5%
1943 Yard Lights/Silo Parts	24.18	375.00	-350.82	6.4%
1945 Cable	10,415.67	10,431.17	-15.50	99.9%
1947 Electric	1,361.54	1,458.33	-96.79	93.4%
1948 Water, Sewer, Trash	4,417.87	4,450.00	-32.13	99.3%
Total 4 UTILITIES	16,329.23	16,822.83	-493.60	97.1%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	50,338.15	53,950.91	-3,612.76	93.3%
Net Income	**2,156.77**	**0.00**	**2,156.77**	**100.0%**

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

	Jan - Jul 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	2,432.06			
Late Fee Income	355.00			
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	4,305.00	700.00	3,605.00	615.0%
Screening Fees Income	2,000.00	583.31	1,416.69	342.9%
Transfer from Oper Budget Exces	0.00	14,123.06	-14,123.06	0.0%
Total Income	371,342.06	377,656.37	-6,314.31	98.3%
Gross Profit	371,342.06	377,656.37	-6,314.31	98.3%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	3,750.00	3,645.81	104.19	102.9%
1852 Review/Audit CPA	6,250.00	3,645.81	2,604.19	171.4%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	1,189.00	1,166.69	22.31	101.9%
1890 Contingency	340.00	1,166.69	-826.69	29.1%
1904 Insurance Expense	13,296.43	20,600.44	-7,304.01	64.5%
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	660.00	1,750.00	-1,090.00	37.7%
1918 Office Expense	2,196.71	2,625.00	-428.29	83.7%
1919 Clubhouse Janitorial Svc	250.00	7,583.31	-7,333.31	3.3%
1936 Clubhouse & Shuffleboard	805.63	3,500.00	-2,694.37	23.0%
1942 Social Events	346.01	437.50	-91.49	79.1%
1950 Screening Fees Expense	390.00	583.31	-193.31	66.9%
1951 Named/Extreme Storm Expens	0.00	4,083.31	-4,083.31	0.0%
Total 1 OPERATING EXPENSES	30,455.03	51,050.37	-20,595.34	59.7%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	408.31	-408.31	0.0%
1930 Building Maintenance	999.47	9,916.69	-8,917.22	10.1%
Total 2 BUILDING MAINTENANCE	999.47	10,325.00	-9,325.53	9.7%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	8,951.47	8,750.00	201.47	102.3%
1927 Legendary Lawn	13,468.51	11,666.69	1,801.82	115.4%
1932 Pool Heat/Supplies/Jeff	6,680.54	2,916.69	3,763.85	229.0%
1934 Grounds Maint Contract	123,704.00	123,704.00	0.00	100.0%
1935 Grounds Maint Materials	7,375.76	7,000.00	375.76	105.4%
1937 Lake Maintenance	1,330.00	1,750.00	-420.00	76.0%
Total 3 GROUNDS	161,510.28	155,787.38	5,722.90	103.7%

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

	Jan - Jul 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	789.79	758.31	31.48	104.2%
1943 Yard Lights/Silo Parts	2,634.36	2,625.00	9.36	100.4%
1945 Cable	73,049.49	73,018.19	31.30	100.0%
1947 Electric	9,985.70	10,208.31	-222.61	97.8%
1948 Water, Sewer, Trash	31,137.27	31,150.00	-12.73	100.0%
Total 4 UTILITIES	117,596.61	117,759.81	-163.20	99.9%
5 CAPITAL RESERVES	42,733.81	42,733.81	0.00	100.0%
Total Expense	353,295.20	377,656.37	-24,361.17	93.5%
Net Income	**18,046.86**	**0.00**	**18,046.86**	**100.0%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

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

Components	Balance 1/ 1/25	Additions	Expenses	Transfer	Balance 7/31/25
Pooled Reserves	170745.02	42733.81	21590.00		191888.83
Interest Earned	0.00	3849.14			3849.14
Total	**170745.02**	**46582.95**	**21590.00**	**0.00**	**195737.97**