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

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash - Capital Improvements	
Seacoast-CDARS 3.90% 10/16/25	50,730.03
Seacoast -CDARS 3.75% 7/17/25	51,877.21
Seacoast Bank - Capital Improve	105,896.78
Total Cash - Capital Improvements	208,504.02
Cash - Operating	
Seacoast-CDARS 3.90% 10/16/25	51,874.24
Seacoast Bank-3.90% CD 11/ 1/25	53,772.07
Seacoast Bank - Oper Acct	39,486.46
Total Cash - Operating	145,132.77
Total Checking/Savings	353,636.79
Accounts Receivable	
Accounts Receivable	-14,306.17
Total Accounts Receivable	-14,306.17
Total Current Assets	339,330.62
TOTAL ASSETS	**339,330.62**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Cable Rebate	43,741.09
Fund Balance - Reserve	
Beginning Reserve Balance	170,745.02
Painting	-15,590.00
Reserve Interest	2,824.85
Reserve Monthly Additions	30,524.15
Total Fund Balance - Reserve	188,504.02
Total Other Current Liabilities	232,245.11
Total Current Liabilities	232,245.11
Total Liabilities	232,245.11
Equity	
Retained Earnings	96,740.67
Net Income	10,344.84
Total Equity	107,085.51
TOTAL LIABILITIES & EQUITY	**339,330.62**

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

	May 25	Jan - May 25
Income		
Interest Income	342.72	1,754.40
Late Fee Income	100.00	305.00
Maintenance Fee - Income	45,645.17	228,225.85
Maintenance Fee - Reserves	6,104.83	30,524.15
Other Income	0.00	4,305.00
Screening Fees Income	250.00	1,625.00
Total Income	52,442.72	266,739.40
Gross Profit	52,442.72	266,739.40
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	2,750.00
1852 Review/Audit CPA	0.00	6,250.00
1860 Bank Charges - Operating	175.00	839.00
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	0.00	490.72
1936 Clubhouse & Shuffleboard	33.84	655.97
1950 Screening Fees Expense	90.00	330.00
Total 1 OPERATING EXPENSES	798.84	26,593.37
2 BUILDING MAINTENANCE		
1930 Building Maintenance	0.00	624.47
Total 2 BUILDING MAINTENANCE	0.00	624.47
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,310.43	6,330.61
1927 Legendary Lawn	1,971.91	9,524.69
1932 Pool Heat/Supplies/Jeff	689.04	3,450.74
1934 Grounds Maint Contract	17,672.00	88,360.00
1935 Grounds Maint Materials	2,039.51	5,635.53
1937 Lake Maintenance	190.00	950.00
Total 3 GROUNDS	23,872.89	114,251.57
4 UTILITIES		
1941 Telephone	109.97	569.85
1943 Yard Lights/Silo Parts	0.00	2,094.82
1945 Cable	10,415.67	52,218.15
1947 Electric	1,545.38	7,269.37
1948 Water, Sewer, Trash	4,452.90	22,248.81
Total 4 UTILITIES	16,523.92	84,401.00
5 CAPITAL RESERVES	6,104.83	30,524.15
Total Expense	47,300.48	256,394.56
Net Income	**5,142.24**	**10,344.84**

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

	May 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	342.72			
Late Fee Income	100.00			
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	250.00	83.33	166.67	300.0%
Transfer from Oper Budget Exces	0.00	2,017.58	-2,017.58	0.0%
Total Income	52,442.72	53,950.91	-1,508.19	97.2%
Gross Profit	52,442.72	53,950.91	-1,508.19	97.2%
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	0.00	375.00	-375.00	0.0%
1919 Clubhouse Janitorial Svc	0.00	1,083.33	-1,083.33	0.0%
1936 Clubhouse & Shuffleboard	33.84	500.00	-466.16	6.8%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	90.00	83.33	6.67	108.0%
1951 Named/Extreme Storm Expens	0.00	583.33	-583.33	0.0%
Total 1 OPERATING EXPENSES	798.84	7,292.91	-6,494.07	11.0%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	0.00	1,416.67	-1,416.67	0.0%
Total 2 BUILDING MAINTENANCE	0.00	1,475.00	-1,475.00	0.0%
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	689.04	416.67	272.37	165.4%
1934 Grounds Maint Contract	17,672.00	17,672.00	0.00	100.0%
1935 Grounds Maint Materials	2,039.51	1,000.00	1,039.51	204.0%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,872.89	22,255.34	1,617.55	107.3%

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

	May 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	1,545.38	1,458.33	87.05	106.0%
1948 Water, Sewer, Trash	4,452.90	4,450.00	2.90	100.1%
Total 4 UTILITIES	16,523.92	16,822.83	-298.91	98.2%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	47,300.48	53,950.91	-6,650.43	87.7%
Net Income	5,142.24	0.00	5,142.24	100.0%

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

	Jan - May 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	1,754.40			
Late Fee Income	305.00			
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	4,305.00	500.00	3,805.00	861.0%
Screening Fees Income	1,625.00	416.65	1,208.35	390.0%
Transfer from Oper Budget Exces	0.00	10,087.90	-10,087.90	0.0%
Total Income	266,739.40	269,754.55	-3,015.15	98.9%
Gross Profit	266,739.40	269,754.55	-3,015.15	98.9%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	2,750.00	2,604.15	145.85	105.6%
1852 Review/Audit CPA	6,250.00	2,604.15	3,645.85	240.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	839.00	833.35	5.65	100.7%
1890 Contingency	340.00	833.35	-493.35	40.8%
1904 Insurance Expense	13,296.43	14,714.60	-1,418.17	90.4%
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	660.00	1,250.00	-590.00	52.8%
1918 Office Expense	490.72	1,875.00	-1,384.28	26.2%
1919 Clubhouse Janitorial Svc	0.00	5,416.65	-5,416.65	0.0%
1936 Clubhouse & Shuffleboard	655.97	2,500.00	-1,844.03	26.2%
1942 Social Events	0.00	312.50	-312.50	0.0%
1950 Screening Fees Expense	330.00	416.65	-86.65	79.2%
1951 Named/Extreme Storm Expens	0.00	2,916.65	-2,916.65	0.0%
Total 1 OPERATING EXPENSES	26,593.37	36,464.55	-9,871.18	72.9%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	291.65	-291.65	0.0%
1930 Building Maintenance	624.47	7,083.35	-6,458.88	8.8%
Total 2 BUILDING MAINTENANCE	624.47	7,375.00	-6,750.53	8.5%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	6,330.61	6,250.00	80.61	101.3%
1927 Legendary Lawn	9,524.69	8,333.35	1,191.34	114.3%
1932 Pool Heat/Supplies/Jeff	3,450.74	2,083.35	1,367.39	165.6%
1934 Grounds Maint Contract	88,360.00	88,360.00	0.00	100.0%
1935 Grounds Maint Materials	5,635.53	5,000.00	635.53	112.7%
1937 Lake Maintenance	950.00	1,250.00	-300.00	76.0%
Total 3 GROUNDS	114,251.57	111,276.70	2,974.87	102.7%

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

	Jan - May 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	569.85	541.65	28.20	105.2%
1943 Yard Lights/Silo Parts	2,094.82	1,875.00	219.82	111.7%
1945 Cable	52,218.15	52,155.85	62.30	100.1%
1947 Electric	7,269.37	7,291.65	-22.28	99.7%
1948 Water, Sewer, Trash	22,248.81	22,250.00	-1.19	100.0%
Total 4 UTILITIES	84,401.00	84,114.15	286.85	100.3%
5 CAPITAL RESERVES	30,524.15	30,524.15	0.00	100.0%
Total Expense	256,394.56	269,754.55	-13,359.99	95.0%
Net Income	10,344.84	0.00	10,344.84	100.0%

CAMBRIDGE VILLAGE ASSOCIATION, INC.

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

Components	Balance 1/ 1/25	Additions	Expenses	Transfer	Balance 5/31/25
Pooled Reserves	170745.02	30524.15	15590.00		185679.17
Interest Earned	0.00	2824.85			2824.85
Total	**170745.02**	**33349.00**	**15590.00**	**0.00**	**188504.02**