CAMBRIDGE VILLAGE ASSOCIATION INC.
Balance Sheet
As of September 30, 2026

	Sep 30, 26	
ASSETS		
Current Assets		
Checking/Savings		
Cash - Capital Improvements		
Seacoast-CDARS 3.50% 4/22/27	53,154.66	
Seacoast -CDARS 3.00% 1/14/27	54,248.26	
Seacoast Bank - Capital Improve	126,961.66	
Total Cash - Capital Improvements		234,364.58
Cash - Operating		
Seacoast-CDARS 3.50% 4/22/27	54,353.57	
Seacoast Bank-3.50% CD 6/ 1/27	56,309.81	
Seacoast Bank - Oper Acct	51,504.97	
Total Cash - Operating		162,168.35
Total Checking/Savings		396,532.93
Accounts Receivable		
Accounts Receivable		-11,690.92
Total Accounts Receivable		-11,690.92
Total Current Assets		384,842.01
TOTAL ASSETS		**384,842.01**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Cable Rebate		33,883.97
Fund Balance - Reserve		
Beginning Reserve Balance	205,469.76	
Clubhouse & Maint Bldg Roofs	-14,530.00	
Grounds	-5,229.00	
Painting	-29,844.58	
Pool	-1,112.80	
Reserve Interest	4,667.73	
Reserve Monthly Additions	54,943.47	
Total Fund Balance - Reserve		214,364.58
Total Other Current Liabilities		248,248.55
Total Current Liabilities		248,248.55
Total Liabilities		248,248.55
Equity		
Retained Earnings		123,989.49
Net Income		12,603.97
Total Equity		136,593.46
TOTAL LIABILITIES & EQUITY		**384,842.01**

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

	Sep 26	Jan - Sep 26
Income		
Interest Income	312.46	2,756.24
Late Fee Income	25.00	200.00
Maintenance Fee - Income	45,645.17	410,806.53
Maintenance Fee - Reserves	6,104.83	54,943.47
Other Income	215.00	215.00
Screening Fees Income	0.00	1,250.00
Total Income	52,302.46	470,171.24
Gross Profit	52,302.46	470,171.24
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	4,750.00
1852 Review/Audit CPA	0.00	6,750.00
1860 Bank Charges - Operating	182.00	1,603.00
1904 Insurance Expense	0.00	2,450.95
1911 Tax-Bureau of Condos	0.00	981.25
1913 Legal, Professional Fees	0.00	600.00
1918 Office Expense	356.80	4,712.08
1919 Clubhouse Janitorial Svc	0.00	3,400.00
1936 Clubhouse & Shuffleboard	4,248.26	10,474.42
1942 Social Events	0.00	1,039.91
1950 Screening Fees Expense	0.00	300.00
Total 1 OPERATING EXPENSES	5,287.06	37,061.61
2 BUILDING MAINTENANCE		
1920 Driveways	0.00	700.00
1930 Building Maintenance	600.00	3,100.00
Total 2 BUILDING MAINTENANCE	600.00	3,800.00
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,461.07	12,908.35
1927 Legendary Lawn	2,001.91	18,017.19
1932 Pool Heat/Supplies/Jeff	529.06	7,008.83
1934 Grounds Maint Contract	18,114.00	163,026.00
1935 Grounds Maint Materials	1,280.00	11,461.83
1937 Lake Maintenance	190.00	1,710.00
Total 3 GROUNDS	23,576.04	214,132.20
4 UTILITIES		
1941 Telephone	109.52	976.10
1943 Yard Lights/Silo Parts	256.87	4,655.97
1945 Cable	10,970.15	98,731.35
1947 Electric	1,578.86	14,124.11
1948 Water, Sewer, Trash	3,215.95	29,142.46
Total 4 UTILITIES	16,131.35	147,629.99
5 CAPITAL RESERVES	6,104.83	54,943.47
Total Expense	51,699.28	457,567.27
Net Income	**603.18**	**12,603.97**

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

	Jan - Sep 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	2,756.24			
Late Fee Income	200.00			
Maintenance Fee - Income	410,806.53	410,806.53	0.00	100.0%
Maintenance Fee - Reserves	54,943.47	54,943.47	0.00	100.0%
Other Income	215.00	900.00	-685.00	23.9%
Screening Fees Income	1,250.00	749.97	500.03	166.7%
Transfer from Oper Budget Exces	0.00	7,515.00	-7,515.00	0.0%
Total Income	470,171.24	474,914.97	-4,743.73	99.0%
Gross Profit	470,171.24	474,914.97	-4,743.73	99.0%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	4,750.00	4,687.47	62.53	101.3%
1852 Review/Audit CPA	6,750.00	4,687.47	2,062.53	144.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	1,603.00	1,500.03	102.97	106.9%
1890 Contingency	0.00	1,500.03	-1,500.03	0.0%
1904 Insurance Expense	2,450.95	21,375.00	-18,924.05	11.5%
1910 Tax-Income	0.00	187.47	-187.47	0.0%
1911 Tax-Bureau of Condos	981.25	150.03	831.22	654.0%
1913 Legal, Professional Fees	600.00	2,250.00	-1,650.00	26.7%
1918 Office Expense	4,712.08	3,375.00	1,337.08	139.6%
1919 Clubhouse Janitorial Svc	3,400.00	4,500.00	-1,100.00	75.6%
1936 Clubhouse & Shuffleboard	10,474.42	4,500.00	5,974.42	232.8%
1942 Social Events	1,039.91	562.50	477.41	184.9%
1950 Screening Fees Expense	300.00	749.97	-449.97	40.0%
Total 1 OPERATING EXPENSES	37,061.61	50,024.97	-12,963.36	74.1%
2 BUILDING MAINTENANCE				
1920 Driveways	700.00	524.97	175.03	133.3%
1930 Building Maintenance	3,100.00	7,499.97	-4,399.97	41.3%
Total 2 BUILDING MAINTENANCE	3,800.00	8,024.94	-4,224.94	47.4%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	12,908.35	11,999.97	908.38	107.6%
1927 Legendary Lawn	18,017.19	15,000.03	3,017.16	120.1%
1932 Pool Heat/Supplies/Jeff	7,008.83	3,750.03	3,258.80	186.9%
1934 Grounds Maint Contract	163,026.00	163,026.00	0.00	100.0%
1935 Grounds Maint Materials	11,461.83	9,000.00	2,461.83	127.4%
1937 Lake Maintenance	1,710.00	2,250.00	-540.00	76.0%
Total 3 GROUNDS	214,132.20	205,026.03	9,106.17	104.4%

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

	Jan - Sep 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	976.10	974.97	1.13	100.1%
1943 Yard Lights/Silo Parts	4,655.97	3,375.00	1,280.97	138.0%
1945 Cable	98,731.35	99,370.53	-639.18	99.4%
1947 Electric	14,124.11	13,124.97	999.14	107.6%
1948 Water, Sewer, Trash	29,142.46	40,050.00	-10,907.54	72.8%
Total 4 UTILITIES	147,629.99	156,895.47	-9,265.48	94.1%
5 CAPITAL RESERVES	54,943.47	54,943.47	0.00	100.0%
Total Expense	457,567.27	474,914.88	-17,347.61	96.3%
Net Income	**12,603.97**	**0.09**	**12,603.88**	**14,004,411.1%**

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

	Sep 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	312.46			
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	215.00	100.00	115.00	215.0%
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	52,302.46	52,768.33	-465.87	99.1%
Gross Profit	52,302.46	52,768.33	-465.87	99.1%
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	2,375.00	-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	356.80	375.00	-18.20	95.1%
1919 Clubhouse Janitorial Svc	0.00	500.00	-500.00	0.0%
1936 Clubhouse & Shuffleboard	4,248.26	500.00	3,748.26	849.7%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	0.00	83.33	-83.33	0.0%
Total 1 OPERATING EXPENSES	5,287.06	5,558.33	-271.27	95.1%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	600.00	833.33	-233.33	72.0%
Total 2 BUILDING MAINTENANCE	600.00	891.66	-291.66	67.3%
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	529.06	416.67	112.39	127.0%
1934 Grounds Maint Contract	18,114.00	18,114.00	0.00	100.0%
1935 Grounds Maint Materials	1,280.00	1,000.00	280.00	128.0%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,576.04	22,780.67	795.37	103.5%

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

	Sep 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.52	108.33	1.19	101.1%
1943 Yard Lights/Silo Parts	256.87	375.00	-118.13	68.5%
1945 Cable	10,970.15	11,041.17	-71.02	99.4%
1947 Electric	1,578.86	1,458.33	120.53	108.3%
1948 Water, Sewer, Trash	3,215.95	4,450.00	-1,234.05	72.3%
Total 4 UTILITIES	16,131.35	17,432.83	-1,301.48	92.5%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	51,699.28	52,768.32	-1,069.04	98.0%
Net Income	**603.18**	**0.01**	**603.17**	**6,031,800.0%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

Supplementary Information on Future Major
Repairs and Replacements (Unaudited)
For the period ended September 30, 2026

Components	Balance 1/ 1/26	Additions	Expenses	Transfers	Balance 8/31/26
Pooled Reserves	205469.76	54943.47	50716.38		209696.85
Interest Earned	0.00	4667.73			4667.73
TOTAL	205469.76	59611.20	50716.38	0.00	214364.58