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

	Aug 31, 25	
ASSETS		
Current Assets		
Checking/Savings		
Cash - Capital Improvements		
Seacoast-CDARS 3.90% 10/16/25	51,221.60	
Seacoast -CDARS 3.90% 1/15/26	52,200.47	
Seacoast Bank - Capital Improve	135,919.59	
Total Cash - Capital Improvements		239,341.66
Cash - Operating		
Seacoast-CDARS 3.90% 10/16/25	52,376.90	
Seacoast Bank-3.90% CD 11/ 1/25	54,293.12	
Seacoast Bank - Oper Acct	26,133.37	
Total Cash - Operating		132,803.39
Total Checking/Savings		372,145.05
Accounts Receivable		
Accounts Receivable		-11,203.40
Total Accounts Receivable		-11,203.40
Total Current Assets		360,941.65
TOTAL ASSETS		**360,941.65**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Cable Rebate		41,892.88
Fund Balance - Reserve		
Beginning Reserve Balance	170,745.02	
Painting	-24,590.00	
Reserve Interest	4,348.00	
Reserve Monthly Additions	48,838.64	
Total Fund Balance - Reserve		199,341.66
Total Other Current Liabilities		241,234.54
Total Current Liabilities		241,234.54
Total Liabilities		241,234.54
Equity		
Retained Earnings		96,740.67
Net Income		22,966.44
Total Equity		119,707.11
TOTAL LIABILITIES & EQUITY		**360,941.65**

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

	Aug 25	Jan - Aug 25
Income		
Interest Income	346.05	2,778.11
Late Fee Income	50.00	405.00
Maintenance Fee - Income	45,645.17	365,161.36
Maintenance Fee - Reserves	6,104.83	48,838.64
Other Income	0.00	4,305.00
Screening Fees Income	0.00	2,000.00
Total Income	52,146.05	423,488.11
Gross Profit	52,146.05	423,488.11
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	4,250.00
1852 Review/Audit CPA	0.00	6,250.00
1860 Bank Charges - Operating	175.00	1,364.00
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	2,196.71
1919 Clubhouse Janitorial Svc	400.00	650.00
1936 Clubhouse & Shuffleboard	0.00	805.63
1942 Social Events	0.00	346.01
1950 Screening Fees Expense	0.00	390.00
Total 1 OPERATING EXPENSES	1,075.00	31,530.03
2 BUILDING MAINTENANCE		
1930 Building Maintenance	46.65	1,046.12
Total 2 BUILDING MAINTENANCE	46.65	1,046.12
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,310.43	10,261.90
1927 Legendary Lawn	1,971.91	15,440.42
1932 Pool Heat/Supplies/Jeff	712.84	7,393.38
1934 Grounds Maint Contract	17,672.00	141,376.00
1935 Grounds Maint Materials	1,492.79	8,868.55
1937 Lake Maintenance	190.00	1,520.00
Total 3 GROUNDS	23,349.97	184,860.25
4 UTILITIES		
1941 Telephone	109.97	899.76
1943 Yard Lights/Silo Parts	35.85	2,670.21
1945 Cable	10,415.67	83,465.16
1947 Electric	1,674.49	11,660.19
1948 Water, Sewer, Trash	4,414.04	35,551.31
Total 4 UTILITIES	16,650.02	134,246.63
5 CAPITAL RESERVES	6,104.83	48,838.64
Total Expense	47,226.47	400,521.67
Net Income	**4,919.58**	**22,966.44**

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

	Aug 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	346.05			
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	0.00	83.33	-83.33	0.0%
Transfer from Oper Budget Exces	0.00	2,017.58	-2,017.58	0.0%
Total Income	52,146.05	53,950.91	-1,804.86	96.7%
Gross Profit	52,146.05	53,950.91	-1,804.86	96.7%
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	400.00	1,083.33	-683.33	36.9%
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	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	1,075.00	7,292.91	-6,217.91	14.7%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	46.65	1,416.67	-1,370.02	3.3%
Total 2 BUILDING MAINTENANCE	46.65	1,475.00	-1,428.35	3.2%
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	712.84	416.67	296.17	171.1%
1934 Grounds Maint Contract	17,672.00	17,672.00	0.00	100.0%
1935 Grounds Maint Materials	1,492.79	1,000.00	492.79	149.3%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,349.97	22,255.34	1,094.63	104.9%

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

	Aug 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.97	108.33	1.64	101.5%
1943 Yard Lights/Silo Parts	35.85	375.00	-339.15	9.6%
1945 Cable	10,415.67	10,431.17	-15.50	99.9%
1947 Electric	1,674.49	1,458.33	216.16	114.8%
1948 Water, Sewer, Trash	4,414.04	4,450.00	-35.96	99.2%
Total 4 UTILITIES	16,650.02	16,822.83	-172.81	99.0%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	47,226.47	53,950.91	-6,724.44	87.5%
Net Income	**4,919.58**	**0.00**	**4,919.58**	**100.0%**

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

	Jan - Aug 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	2,778.11			
Late Fee Income	405.00			
Maintenance Fee - Income	365,161.36	365,161.36	0.00	100.0%
Maintenance Fee - Reserves	48,838.64	48,838.64	0.00	100.0%
Other Income	4,305.00	800.00	3,505.00	538.1%
Screening Fees Income	2,000.00	666.64	1,333.36	300.0%
Transfer from Oper Budget Exces	0.00	16,140.64	-16,140.64	0.0%
Total Income	423,488.11	431,607.28	-8,119.17	98.1%
Gross Profit	423,488.11	431,607.28	-8,119.17	98.1%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	4,250.00	4,166.64	83.36	102.0%
1852 Review/Audit CPA	6,250.00	4,166.64	2,083.36	150.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	1,364.00	1,333.36	30.64	102.3%
1890 Contingency	340.00	1,333.36	-993.36	25.5%
1904 Insurance Expense	13,296.43	23,543.36	-10,246.93	56.5%
1910 Tax-Income	0.00	166.64	-166.64	0.0%
1911 Tax-Bureau of Condos	981.25	133.36	847.89	735.8%
1913 Legal, Professional Fees	660.00	2,000.00	-1,340.00	33.0%
1918 Office Expense	2,196.71	3,000.00	-803.29	73.2%
1919 Clubhouse Janitorial Svc	650.00	8,666.64	-8,016.64	7.5%
1936 Clubhouse & Shuffleboard	805.63	4,000.00	-3,194.37	20.1%
1942 Social Events	346.01	500.00	-153.99	69.2%
1950 Screening Fees Expense	390.00	666.64	-276.64	58.5%
1951 Named/Extreme Storm Expens	0.00	4,666.64	-4,666.64	0.0%
Total 1 OPERATING EXPENSES	31,530.03	58,343.28	-26,813.25	54.0%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	466.64	-466.64	0.0%
1930 Building Maintenance	1,046.12	11,333.36	-10,287.24	9.2%
Total 2 BUILDING MAINTENANCE	1,046.12	11,800.00	-10,753.88	8.9%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	10,261.90	10,000.00	261.90	102.6%
1927 Legendary Lawn	15,440.42	13,333.36	2,107.06	115.8%
1932 Pool Heat/Supplies/Jeff	7,393.38	3,333.36	4,060.02	221.8%
1934 Grounds Maint Contract	141,376.00	141,376.00	0.00	100.0%
1935 Grounds Maint Materials	8,868.55	8,000.00	868.55	110.9%
1937 Lake Maintenance	1,520.00	2,000.00	-480.00	76.0%
Total 3 GROUNDS	184,860.25	178,042.72	6,817.53	103.8%

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

	Jan - Aug 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	899.76	866.64	33.12	103.8%
1943 Yard Lights/Silo Parts	2,670.21	3,000.00	-329.79	89.0%
1945 Cable	83,465.16	83,449.36	15.80	100.0%
1947 Electric	11,660.19	11,666.64	-6.45	99.9%
1948 Water, Sewer, Trash	35,551.31	35,600.00	-48.69	99.9%
Total 4 UTILITIES	134,246.63	134,582.64	-336.01	99.8%
5 CAPITAL RESERVES	48,838.64	48,838.64	0.00	100.0%
Total Expense	400,521.67	431,607.28	-31,085.61	92.8%
Net Income	**22,966.44**	**0.00**	**22,966.44**	**100.0%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

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

Components	Balance 1/ 1/25	Additions	Expenses	Transfer	Balance 8/31/25
Pooled Reserves	170745.02	48838.64	24590.00		194993.66
Interest Earned	0.00	4348.00			4348.00
Total	**170745.02**	**53186.64**	**24590.00**	**0.00**	**199341.66**