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

	Oct 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Cash - Capital Improvements	
Seacoast-CDARS 3.50% 4/22/27	53,310.19
Seacoast -CDARS 3.00% 1/14/27	54,384.62
Seacoast Bank - Capital Improve	130,011.25
Total Cash - Capital Improvements	237,706.06
Cash - Operating	
Seacoast-CDARS 3.50% 4/22/27	54,512.61
Seacoast Bank-3.50% CD 6/ 1/27	56,474.56
Seacoast Bank - Oper Acct	50,464.90
Total Cash - Operating	161,452.07
Total Checking/Savings	399,158.13
Accounts Receivable	
Accounts Receivable	-11,205.92
Total Accounts Receivable	-11,205.92
Total Current Assets	387,952.21
TOTAL ASSETS	**387,952.21**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Cable Rebate	33,267.90
Fund Balance - Reserve	
Beginning Reserve Balance	205,469.76
Clubhouse & Maint Bldg Roofs	-14,530.00
Grounds	-5,229.00
Painting	-33,144.58
Pool	-1,112.80
Reserve Interest	5,204.38
Reserve Monthly Additions	61,048.30
Total Fund Balance - Reserve	217,706.06
Total Other Current Liabilities	250,973.96
Total Current Liabilities	250,973.96
Total Liabilities	250,973.96
Equity	
Retained Earnings	123,989.49
Net Income	12,988.76
Total Equity	136,978.25
TOTAL LIABILITIES & EQUITY	**387,952.21**

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

	Oct 26	Jan - Oct 26
Income		
Interest Income	323.79	3,080.03
Late Fee Income	0.00	200.00
Maintenance Fee - Income	45,645.17	456,451.70
Maintenance Fee - Reserves	6,104.83	61,048.30
Other Income	35.00	250.00
Screening Fees Income	875.00	2,125.00
Total Income	52,983.79	523,155.03
Gross Profit	52,983.79	523,155.03
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	5,250.00
1852 Review/Audit CPA	0.00	6,750.00
1860 Bank Charges - Operating	175.00	1,778.00
1904 Insurance Expense	1,560.00	4,010.95
1911 Tax-Bureau of Condos	0.00	981.25
1913 Legal, Professional Fees	2,070.00	2,670.00
1918 Office Expense	244.80	4,956.88
1919 Clubhouse Janitorial Svc	900.00	4,300.00
1936 Clubhouse & Shuffleboard	0.00	10,474.42
1942 Social Events	51.73	1,091.64
1950 Screening Fees Expense	60.00	360.00
Total 1 OPERATING EXPENSES	5,561.53	42,623.14
2 BUILDING MAINTENANCE		
1920 Driveways	0.00	700.00
1930 Building Maintenance	1,610.56	4,710.56
Total 2 BUILDING MAINTENANCE	1,610.56	5,410.56
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,461.07	14,369.42
1927 Legendary Lawn	2,001.91	20,019.10
1932 Pool Heat/Supplies/Jeff	1,303.90	8,312.73
1934 Grounds Maint Contract	18,114.00	181,140.00
1935 Grounds Maint Materials	366.18	11,828.01
1937 Lake Maintenance	190.00	1,900.00
Total 3 GROUNDS	23,437.06	237,569.26
4 UTILITIES		
1941 Telephone	109.52	1,085.62
1943 Yard Lights/Silo Parts	0.00	4,655.97
1945 Cable	10,970.15	109,701.50
1947 Electric	1,577.39	15,701.50
1948 Water, Sewer, Trash	3,227.96	32,370.42
Total 4 UTILITIES	15,885.02	163,515.01
5 CAPITAL RESERVES	6,104.83	61,048.30
Total Expense	52,599.00	510,166.27
Net Income	**384.79**	**12,988.76**

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

	Oct 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	323.79			
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	35.00	100.00	-65.00	35.0%
Screening Fees Income	875.00	83.33	791.67	1,050.0%
Transfer from Oper Budget Exces	0.00	835.00	-835.00	0.0%
Total Income	52,983.79	52,768.33	215.46	100.4%
Gross Profit	52,983.79	52,768.33	215.46	100.4%
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	1,560.00	2,375.00	-815.00	65.7%
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	2,070.00	250.00	1,820.00	828.0%
1918 Office Expense	244.80	375.00	-130.20	65.3%
1919 Clubhouse Janitorial Svc	900.00	500.00	400.00	180.0%
1936 Clubhouse & Shuffleboard	0.00	500.00	-500.00	0.0%
1942 Social Events	51.73	62.50	-10.77	82.8%
1950 Screening Fees Expense	60.00	83.33	-23.33	72.0%
Total 1 OPERATING EXPENSES	5,561.53	5,558.33	3.20	100.1%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	1,610.56	833.33	777.23	193.3%
Total 2 BUILDING MAINTENANCE	1,610.56	891.66	718.90	180.6%
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	1,303.90	416.67	887.23	312.9%
1934 Grounds Maint Contract	18,114.00	18,114.00	0.00	100.0%
1935 Grounds Maint Materials	366.18	1,000.00	-633.82	36.6%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,437.06	22,780.67	656.39	102.9%

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

	Oct 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.52	108.33	1.19	101.1%
1943 Yard Lights/Silo Parts	0.00	375.00	-375.00	0.0%
1945 Cable	10,970.15	11,041.17	-71.02	99.4%
1947 Electric	1,577.39	1,458.33	119.06	108.2%
1948 Water, Sewer, Trash	3,227.96	4,450.00	-1,222.04	72.5%
Total 4 UTILITIES	15,885.02	17,432.83	-1,547.81	91.1%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	52,599.00	52,768.32	-169.32	99.7%
Net Income	**384.79**	**0.01**	**384.78**	**3,847,900.0%**

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

	Jan - Oct 26	Budget	$ Over Budget	% of Budget
Income				
Interest Income	3,080.03			
Late Fee Income	200.00			
Maintenance Fee - Income	456,451.70	456,451.70	0.00	100.0%
Maintenance Fee - Reserves	61,048.30	61,048.30	0.00	100.0%
Other Income	250.00	1,000.00	-750.00	25.0%
Screening Fees Income	2,125.00	833.30	1,291.70	255.0%
Transfer from Oper Budget Exces	0.00	8,350.00	-8,350.00	0.0%
Total Income	523,155.03	527,683.30	-4,528.27	99.1%
Gross Profit	523,155.03	527,683.30	-4,528.27	99.1%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	5,250.00	5,208.30	41.70	100.8%
1852 Review/Audit CPA	6,750.00	5,208.30	1,541.70	129.6%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	1,778.00	1,666.70	111.30	106.7%
1890 Contingency	0.00	1,666.70	-1,666.70	0.0%
1904 Insurance Expense	4,010.95	23,750.00	-19,739.05	16.9%
1910 Tax-Income	0.00	208.30	-208.30	0.0%
1911 Tax-Bureau of Condos	981.25	166.70	814.55	588.6%
1913 Legal, Professional Fees	2,670.00	2,500.00	170.00	106.8%
1918 Office Expense	4,956.88	3,750.00	1,206.88	132.2%
1919 Clubhouse Janitorial Svc	4,300.00	5,000.00	-700.00	86.0%
1936 Clubhouse & Shuffleboard	10,474.42	5,000.00	5,474.42	209.5%
1942 Social Events	1,091.64	625.00	466.64	174.7%
1950 Screening Fees Expense	360.00	833.30	-473.30	43.2%
Total 1 OPERATING EXPENSES	42,623.14	55,583.30	-12,960.16	76.7%
2 BUILDING MAINTENANCE				
1920 Driveways	700.00	583.30	116.70	120.0%
1930 Building Maintenance	4,710.56	8,333.30	-3,622.74	56.5%
Total 2 BUILDING MAINTENANCE	5,410.56	8,916.60	-3,506.04	60.7%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	14,369.42	13,333.30	1,036.12	107.8%
1927 Legendary Lawn	20,019.10	16,666.70	3,352.40	120.1%
1932 Pool Heat/Supplies/Jeff	8,312.73	4,166.70	4,146.03	199.5%
1934 Grounds Maint Contract	181,140.00	181,140.00	0.00	100.0%
1935 Grounds Maint Materials	11,828.01	10,000.00	1,828.01	118.3%
1937 Lake Maintenance	1,900.00	2,500.00	-600.00	76.0%
Total 3 GROUNDS	237,569.26	227,806.70	9,762.56	104.3%

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

	Jan - Oct 26	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	1,085.62	1,083.30	2.32	100.2%
1943 Yard Lights/Silo Parts	4,655.97	3,750.00	905.97	124.2%
1945 Cable	109,701.50	110,411.70	-710.20	99.4%
1947 Electric	15,701.50	14,583.30	1,118.20	107.7%
1948 Water, Sewer, Trash	32,370.42	44,500.00	-12,129.58	72.7%
Total 4 UTILITIES	163,515.01	174,328.30	-10,813.29	93.8%
5 CAPITAL RESERVES	61,048.30	61,048.30	0.00	100.0%
Total Expense	510,166.27	527,683.20	-17,516.93	96.7%
Net Income	**12,988.76**	**0.10**	**12,988.66**	**12,988,760.0%**

CAMBRIDGE VILLAGE ASSOCIATION, INC.

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

Components	Balance 1/ 1/26	Additions	Expenses	Transfers	Balance 10/31/26
Pooled Reserves	205469.76	61048.30	54016.38		212501.68
Interest Earned	0.00	5204.38			5204.38
TOTAL	205469.76	66252.68	54016.38	0.00	217706.06