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Accrual Basis

CAMBRIDGE VILLAGE ASSOCIATION INC.

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash - Capital Improvements	
Seacoast-CDARS 3.90% 10/16/25	50,565.46
Seacoast -CDARS 3.75% 7/17/25	51,715.26
Seacoast Bank - Capital Improve	102,568.70
Total Cash - Capital Improvements	204,849.42
Cash - Operating	
Seacoast-CDARS 3.90% 10/16/25	51,705.95
Seacoast Bank-3.90% CD 11/ 1/25	53,597.64
Seacoast Bank - Oper Acct	35,303.01
Total Cash - Operating	140,606.60
Total Checking/Savings	345,456.02
Accounts Receivable	
Accounts Receivable	-14,306.17
Total Accounts Receivable	-14,306.17
Total Current Assets	331,149.85
TOTAL ASSETS	331,149.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Cable Rebate	44,357.16
Fund Balance - Reserve	
Beginning Reserve Balance	170,745.02
Painting	-12,590.00
Reserve Interest	2,275.08
Reserve Monthly Additions	24,419.32
Total Fund Balance - Reserve	184,849.42
Total Other Current Liabilities	229,206.58
Total Current Liabilities	229,206.58
Total Liabilities	229,206.58
Equity	
Retained Earnings	96,740.67
Net Income	5,202.60
Total Equity	101,943.27
TOTAL LIABILITIES & EQUITY	331,149.85

CAMBRIDGE VILLAGE ASSOCIATION INC.

Profit & Loss YTD Comparison

April 2025

	Apr 25	Jan - Apr 25
Income		
Interest Income	332.79	1,411.68
Late Fee Income	25.00	205.00
Maintenance Fee - Income	45,645.17	182,580.68
Maintenance Fee - Reserves	6,104.83	24,419.32
Other Income	0.00	4,305.00
Screening Fees Income	375.00	1,375.00
Total Income	52,482.79	214,296.68
Gross Profit	52,482.79	214,296.68
Expense		
1 OPERATING EXPENSES		
1851 Accounting	750.00	2,250.00
1852 Review/Audit CPA	6,250.00	6,250.00
1860 Bank Charges - Operating	182.00	664.00
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	540.00	660.00
1918 Office Expense	387.98	490.72
1936 Clubhouse & Shuffleboard	36.00	622.13
1950 Screening Fees Expense	120.00	240.00
Total 1 OPERATING EXPENSES	8,265.98	25,794.53
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	5,020.18
1927 Legendary Lawn	1,971.91	7,552.78
1932 Pool Heat/Supplies/Jeff	702.20	2,761.70
1934 Grounds Maint Contract	17,672.00	70,688.00
1935 Grounds Maint Materials	1,874.08	3,596.02
1937 Lake Maintenance	190.00	760.00
Total 3 GROUNDS	23,720.62	90,378.68
4 UTILITIES		
1941 Telephone	109.97	459.88
1943 Yard Lights/Silo Parts	0.00	2,094.82
1945 Cable	10,415.67	41,802.48
1947 Electric	1,429.57	5,723.99
1948 Water, Sewer, Trash	4,445.62	17,795.91
Total 4 UTILITIES	16,400.83	67,877.08
5 CAPITAL RESERVES	6,104.83	24,419.32
Total Expense	54,492.26	209,094.08
Net Income	-2,009.47	5,202.60

CAMBRIDGE VILLAGE ASSOCIATION INC.

Profit & Loss Budget vs. Actual

April 2025

	Apr 25	Budget	\$ Over Budget	% of Budget
Income				
Interest Income	332.79			
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	52,482.79	53,950.91	-1,468.12	97.3%
Gross Profit	52,482.79	53,950.91	-1,468.12	97.3%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	750.00	520.83	229.17	144.0%
1852 Review/Audit CPA	6,250.00	520.83	5,729.17	1,200.0%
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	2,942.92	-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	540.00	250.00	290.00	216.0%
1918 Office Expense	387.98	375.00	12.98	103.5%
1919 Clubhouse Janitorial Svc	0.00	1,083.33	-1,083.33	0.0%
1936 Clubhouse & Shuffleboard	36.00	500.00	-464.00	7.2%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	120.00	83.33	36.67	144.0%
1951 Named/Extreme Storm Expens	0.00	583.33	-583.33	0.0%
Total 1 OPERATING EXPENSES	8,265.98	7,292.91	973.07	113.3%
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/Left	702.20	416.67	285.53	168.5%
1934 Grounds Maint Contract	17,672.00	17,672.00	0.00	100.0%
1935 Grounds Maint Materials	1,874.08	1,000.00	874.08	187.4%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,720.62	22,255.34	1,465.28	106.6%

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

	Apr 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	1,429.57	1,458.33	-28.76	98.0%
1948 Water, Sewer, Trash	4,445.62	4,450.00	-4.38	99.9%
Total 4 UTILITIES	16,400.83	16,822.83	-422.00	97.5%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	54,492.26	53,950.91	541.35	101.0%
Net Income	-2,009.47	0.00	-2,009.47	100.0%

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

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Income				
Interest Income	1,411.68			
Late Fee Income	205.00			
Maintenance Fee - Income	182,580.68	182,580.68	0.00	100.0%
Maintenance Fee - Reserves	24,419.32	24,419.32	0.00	100.0%
Other Income	4,305.00	400.00	3,905.00	1,076.3%
Screening Fees Income	1,375.00	333.32	1,041.68	412.5%
Transfer from Oper Budget Exces	0.00	8,070.32	-8,070.32	0.0%
Total Income	214,296.68	215,803.64	-1,506.96	99.3%
Gross Profit	214,296.68	215,803.64	-1,506.96	99.3%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	2,250.00	2,083.32	166.68	108.0%
1852 Review/Audit CPA	6,250.00	2,083.32	4,166.68	300.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	664.00	666.68	-2.68	99.6%
1890 Contingency	340.00	666.68	-326.68	51.0%
1904 Insurance Expense	13,296.43	11,771.68	1,524.75	113.0%
1910 Tax-Income	0.00	83.32	-83.32	0.0%
1911 Tax-Bureau of Condos	981.25	66.68	914.57	1,471.6%
1913 Legal, Professional Fees	660.00	1,000.00	-340.00	66.0%
1918 Office Expense	490.72	1,500.00	-1,009.28	32.7%
1919 Clubhouse Janitorial Svc	0.00	4,333.32	-4,333.32	0.0%
1936 Clubhouse & Shuffleboard	622.13	2,000.00	-1,377.87	31.1%
1942 Social Events	0.00	250.00	-250.00	0.0%
1950 Screening Fees Expense	240.00	333.32	-93.32	72.0%
1951 Named/Extreme Storm Expens	0.00	2,333.32	-2,333.32	0.0%
Total 1 OPERATING EXPENSES	25,794.53	29,171.64	-3,377.11	88.4%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	233.32	-233.32	0.0%
1930 Building Maintenance	624.47	5,666.68	-5,042.21	11.0%
Total 2 BUILDING MAINTENANCE	624.47	5,900.00	-5,275.53	10.6%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	5,020.18	5,000.00	20.18	100.4%
1927 Legendary Lawn	7,552.78	6,666.68	886.10	113.3%
1932 Pool Heat/Supplies/Jeff	2,761.70	1,666.68	1,095.02	165.7%
1934 Grounds Maint Contract	70,688.00	70,688.00	0.00	100.0%
1935 Grounds Maint Materials	3,596.02	4,000.00	-403.98	89.9%
1937 Lake Maintenance	760.00	1,000.00	-240.00	76.0%
Total 3 GROUNDS	90,378.68	89,021.36	1,357.32	101.5%

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

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	459.88	433.32	26.56	106.1%
1943 Yard Lights/Silo Parts	2,094.82	1,500.00	594.82	139.7%
1945 Cable	41,802.48	41,724.68	77.80	100.2%
1947 Electric	5,723.99	5,833.32	-109.33	98.1%
1948 Water, Sewer, Trash	17,795.91	17,800.00	-4.09	100.0%
Total 4 UTILITIES	67,877.08	67,291.32	585.76	100.9%
5 CAPITAL RESERVES				
	24,419.32	24,419.32	0.00	100.0%
Total Expense	209,094.08	215,803.64	-6,709.56	96.9%
Net Income	5,202.60	0.00	5,202.60	100.0%

CAMBRIDGE VILLAGE ASSOCIATION, INC.

Supplementary Information on Future Major

Repairs and Replacements (Unaudited)

For the period(s) ended April 30, 2025

Components	Balance 1/ 1/25	Additions	Expenses	Transfer	Balance 4/30/25
Pooled Reserves	170745.02	24419.32	12590.00		182574.34
Interest Earned	0.00	2275.08			2275.08
Total	170745.02	26694.40	12590.00	0.00	184849.42