



Financial Report Package

February 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: February 2023

Date: 3/7/2023
 Time: 4:38 pm
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3010-00 Homeowner Assessment	\$133,650.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$133,650.00
3090-00 Fine Income	1,225.00	775.00	-	-	-	-	-	-	-	-	-	-	2,000.00
3100-00 Late Fee Income	60.00	1,220.00	-	-	-	-	-	-	-	-	-	-	1,280.00
3140-00 Clubhouse Rental	100.00	700.00	-	-	-	-	-	-	-	-	-	-	800.00
3310-00 Interest Income	14.02	12.39	-	-	-	-	-	-	-	-	-	-	26.41
Total Income	135,049.02	2,707.39	-	-	-	-	-	-	-	-	-	-	137,756.41
Total OPERATING INCOME	135,049.02	2,707.39	-	-	-	-	-	-	-	-	-	-	137,756.41
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	-	-	-	-	-	-	-	-	-	-	585.00
5040-00 Fine Collect Expense	207.50	95.00	-	-	-	-	-	-	-	-	-	-	302.50
5100-00 Admin Services	421.00	136.00	-	-	-	-	-	-	-	-	-	-	557.00
5110-00 Admin Supplies	532.53	42.44	-	-	-	-	-	-	-	-	-	-	574.97
5170-00 Postage	240.60	18.27	-	-	-	-	-	-	-	-	-	-	258.87
5180-00 Social Expense	2,264.99	-	-	-	-	-	-	-	-	-	-	-	2,264.99
5190-00 Violation Letters	16.00	192.00	-	-	-	-	-	-	-	-	-	-	208.00
5200-00 Website	32.17	32.17	-	-	-	-	-	-	-	-	-	-	64.34
Total Contract	3,999.79	815.88	-	-	-	-	-	-	-	-	-	-	4,815.67
Landscape													
5300-00 Landscape Contract	2,394.75	2,394.75	-	-	-	-	-	-	-	-	-	-	4,789.50
5310-00 Ground Maintenance	-	3,475.00	-	-	-	-	-	-	-	-	-	-	3,475.00
Total Landscape	2,394.75	5,869.75	-	-	-	-	-	-	-	-	-	-	8,264.50
Building/Maintenance													
5420-00 Exterminating	160.00	-	-	-	-	-	-	-	-	-	-	-	160.00
Total Building/Maintenance	160.00	-	-	-	-	-	-	-	-	-	-	-	160.00
Pool													
5600-00 Pool Mgmt Contract	1,952.92	4,291.93	-	-	-	-	-	-	-	-	-	-	6,244.85
5610-00 Pool Maintenance	12,955.80	13,176.67	-	-	-	-	-	-	-	-	-	-	26,132.47
5635-00 Pool Key Fob	75.08	75.08	-	-	-	-	-	-	-	-	-	-	150.16
Total Pool	14,983.80	17,543.68	-	-	-	-	-	-	-	-	-	-	32,527.48
Recreational													
5710-00 Clubhouse Cleaning	77.61	350.00	-	-	-	-	-	-	-	-	-	-	427.61
Total Recreational	77.61	350.00	-	-	-	-	-	-	-	-	-	-	427.61
Utilities													
6000-00 Electric 220 Utilities	668.85	769.66	-	-	-	-	-	-	-	-	-	-	1,438.51
6010-00 Gas 220 Utilities	142.70	142.66	-	-	-	-	-	-	-	-	-	-	285.36
6020-00 Phone/Internet 220	336.96	96.29	-	-	-	-	-	-	-	-	-	-	433.25
Utilities	305.07	262.11	-	-	-	-	-	-	-	-	-	-	567.18
6040-00 Water	305.07	262.11	-	-	-	-	-	-	-	-	-	-	567.18
Total Utilities	1,453.58	1,270.72	-	-	-	-	-	-	-	-	-	-	2,724.30



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: February 2023

Date: 3/7/2023
 Time: 4:38 pm
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Administrative													
6200-00 Management Fees	\$1,822.50	\$1,822.50	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,645.00
6220-00 CPA Fees 230 Prof Fees	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00
6240-00 Legal Fees 230 Prof Fees	4,912.50	1,525.00	-	-	-	-	-	-	-	-	-	-	6,437.50
6280-00 Other Professional Fees	-	4,900.00	-	-	-	-	-	-	-	-	-	-	4,900.00
Total Administrative	6,735.00	8,547.50	-	-	-	-	-	-	-	-	-	-	15,282.50
Total OPERATING EXPENSE	29,804.53	34,397.53	-	-	-	-	-	-	-	-	-	-	64,202.06
Net Income	105,244.49	(31,690.14)	-	-	-	-	-	-	-	-	-	-	73,554.35



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 02/28/2023

Date: 3/7/2023
 Time: 4:38 pm
 Page: 1

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	\$-	\$-	\$-	0.00 %	\$133,650.00	\$133,650.00	\$-	0.00 %	\$267,300.00
3090-00 Fine Income	775.00	-	775.00	0.00 %	2,000.00	-	2,000.00	0.00 %	-
3100-00 Late Fee Income	1,220.00	-	1,220.00	0.00 %	1,280.00	-	1,280.00	0.00 %	-
3140-00 Clubhouse Rental	700.00	166.67	533.33	319.99 %	800.00	333.34	466.66	140.00 %	2,000.00
3310-00 Interest Income	12.39	1.67	10.72	641.92 %	26.41	3.34	23.07	690.72 %	20.00
Total Income	\$2,707.39	\$168.34	\$2,539.05	1,508.29%	\$137,756.41	\$133,986.68	\$3,769.73	2.81 %	\$269,320.00
Total OPERATING INCOME	\$2,707.39	\$168.34	\$2,539.05	1,508.29%	\$137,756.41	\$133,986.68	\$3,769.73	2.81 %	\$269,320.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	300.00	-	(300.00)	0.00 %	585.00	-	(585.00)	0.00 %	-
5040-00 Fine Collect Expense	95.00	-	(95.00)	0.00 %	302.50	-	(302.50)	0.00 %	-
5100-00 Admin Services	136.00	25.00	(111.00)	(444.00)%	557.00	50.00	(507.00)	(1014.00)%	300.00
5110-00 Admin Supplies	42.44	250.00	207.56	83.02 %	574.97	500.00	(74.97)	(14.99)%	3,000.00
5170-00 Postage	18.27	133.33	115.06	86.30 %	258.87	266.66	7.79	2.92 %	1,600.00
5180-00 Social Expense	-	625.00	625.00	100.00 %	2,264.99	1,250.00	(1,014.99)	(81.20)%	7,500.00
5190-00 Violation Letters	192.00	666.67	474.67	71.20 %	208.00	1,333.34	1,125.34	84.40 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	64.34	60.00	(4.34)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	50.00	50.00	100.00 %	300.00
Total Contract	\$815.88	\$1,755.00	\$939.12	53.51%	\$4,815.67	\$3,510.00	(\$1,305.67)	(37.20)%	\$21,060.00
Landscape									
5300-00 Landscape Contract	2,394.75	2,500.00	105.25	4.21 %	4,789.50	5,000.00	210.50	4.21 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	500.00	500.00	100.00 %	3,000.00
5310-00 Ground Maintenance	3,475.00	1,083.33	(2,391.67)	(220.77)%	3,475.00	2,166.66	(1,308.34)	(60.39)%	13,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	-	333.34	333.34	100.00 %	2,000.00
5360-00 Security Services	-	166.67	166.67	100.00 %	-	333.34	333.34	100.00 %	2,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	-	250.00	250.00	100.00 %	1,500.00
Total Landscape	\$5,869.75	\$4,291.67	(\$1,578.08)	(36.77)%	\$8,264.50	\$8,583.34	\$318.84	3.71 %	\$51,500.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	166.66	166.66	100.00 %	1,000.00
5420-00 Exterminating	-	191.67	191.67	100.00 %	160.00	383.34	223.34	58.26 %	2,300.00
Total Building/Maintenance	\$-	\$275.00	\$275.00	100.00%	\$160.00	\$550.00	\$390.00	70.91 %	\$3,300.00
Pool									
5600-00 Pool Mgmt Contract	4,291.93	3,208.33	(1,083.60)	(33.77)%	6,244.85	6,416.66	171.81	2.68 %	38,500.00
5610-00 Pool Maintenance	13,176.67	375.00	(12,801.67)	(3413.78)%	26,132.47	750.00	(25,382.47)	(3384.33)%	4,500.00
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	-	416.66	416.66	100.00 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	150.16	133.34	(16.82)	(12.61)%	800.00
Total Pool	\$17,543.68	\$3,858.33	(\$13,685.35)	(354.70)%	\$32,527.48	\$7,716.66	(\$24,810.82)	(321.52)%	\$46,300.00



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 02/28/2023

Date: 3/7/2023
 Time: 4:38 pm
 Page: 2

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Recreational									
5700-00 Clubhouse Expense	\$-	\$291.67	\$291.67	100.00 %	\$-	\$583.34	\$583.34	100.00 %	\$3,500.00
5710-00 Clubhouse Cleaning	350.00	583.33	233.33	40.00 %	427.61	1,166.66	739.05	63.35 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	83.34	83.34	100.00 %	500.00
Total Recreational	<u>\$350.00</u>	<u>\$916.67</u>	<u>\$566.67</u>	<u>61.82%</u>	<u>\$427.61</u>	<u>\$1,833.34</u>	<u>\$1,405.73</u>	<u>76.68 %</u>	<u>\$11,000.00</u>
Utilities									
6000-00 Electric 220 Utilities	769.66	791.67	22.01	2.78 %	1,438.51	1,583.34	144.83	9.15 %	9,500.00
6010-00 Gas 220 Utilities	142.66	45.00	(97.66)	(217.02)%	285.36	90.00	(195.36)	(217.07)%	540.00
6020-00 Phone/Internet 220 Utilities	96.29	216.67	120.38	55.56 %	433.25	433.34	0.09	0.02 %	2,600.00
6040-00 Water	262.11	833.33	571.22	68.55 %	567.18	1,666.66	1,099.48	65.97 %	10,000.00
Total Utilities	<u>\$1,270.72</u>	<u>\$1,886.67</u>	<u>\$615.95</u>	<u>32.65%</u>	<u>\$2,724.30</u>	<u>\$3,773.34</u>	<u>\$1,049.04</u>	<u>27.80 %</u>	<u>\$22,640.00</u>
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26 %	3,645.00	3,847.50	202.50	5.26 %	23,085.00
6220-00 CPA Fees 230 Prof Fees	300.00	-	(300.00)	0.00 %	300.00	-	(300.00)	0.00 %	350.00
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	0.00 %	-	-	-	0.00 %	4,030.00
6240-00 Legal Fees 230 Prof Fees	1,525.00	166.67	(1,358.33)	(814.98)%	6,437.50	333.34	(6,104.16)	(1831.21)%	2,000.00
6280-00 Other Professional Fees	4,900.00	-	(4,900.00)	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	<u>\$8,547.50</u>	<u>\$2,090.42</u>	<u>(\$6,457.08)</u>	<u>(308.89)%</u>	<u>\$15,282.50</u>	<u>\$4,180.84</u>	<u>(\$11,101.66)</u>	<u>(265.54)%</u>	<u>\$29,465.00</u>
Total OPERATING EXPENSE	<u>\$34,397.53</u>	<u>\$15,073.76</u>	<u>(\$19,323.77)</u>	<u>(128.19)%</u>	<u>\$64,202.06</u>	<u>\$30,147.52</u>	<u>(\$34,054.54)</u>	<u>(112.96)%</u>	<u>\$185,265.00</u>
Net Income:	<u>(\$31,690.14)</u>	<u>(\$14,905.42)</u>	<u>(\$16,784.72)</u>	<u>(307.91)%</u>	<u>\$73,554.35</u>	<u>\$103,839.16</u>	<u>(\$30,284.81)</u>	<u>(55.19)%</u>	<u>\$84,055.00</u>