



Financial Report Package

February 2024

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
End Date: 02/29/2024

Date: 3/6/2024
Time: 10:33 am
Page: 1

Assets

Assets		
10-1000-00 Operating - SouthState	\$124,347.43	
10-1020-00 Reserve - SouthState	224,509.66	
Total Assets:		<u>\$348,857.09</u>
Accounts Receivable		
12-1270-00 Accounts Receivable	36,681.00	
Total Accounts Receivable:		<u>\$36,681.00</u>
Total Assets:		<u><u>\$385,538.09</u></u>

Liabilities & Equity

Liabilities		
20-2070-00 Prepaid Dues	18,210.00	
Total Liabilities:		<u>\$18,210.00</u>
Earnings		
29-2900-00 Retained Earnings	251,069.85	
Total Earnings:		<u>\$251,069.85</u>
Net Income Gain / Loss	116,258.24	
		<u>\$116,258.24</u>
Total Liabilities & Equity:		<u><u>\$385,538.09</u></u>



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: February 2024

Date: 3/6/2024
 Time: 10:33 am
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$141,750.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$141,750.00
3010-00 Homeowner Assessment	(130.00)	1,020.00	-	-	-	-	-	-	-	-	-	-	890.00
3100-00 Late Fee Income	150.00	500.00	-	-	-	-	-	-	-	-	-	-	650.00
3140-00 Clubhouse Rental	370.85	624.79	-	-	-	-	-	-	-	-	-	-	995.64
3310-00 Interest Income	142,140.85	2,144.79	-	-	-	-	-	-	-	-	-	-	144,285.64
Total Income	142,140.85	2,144.79	-	-	-	-	-	-	-	-	-	-	144,285.64
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	165.00	292.50	-	-	-	-	-	-	-	-	-	-	457.50
5100-00 Admin Services	237.00	159.03	-	-	-	-	-	-	-	-	-	-	396.03
5110-00 Admin Supplies	545.84	40.80	-	-	-	-	-	-	-	-	-	-	586.64
5150-00 Meeting Expense	-	125.00	-	-	-	-	-	-	-	-	-	-	125.00
5170-00 Postage	253.44	6.80	-	-	-	-	-	-	-	-	-	-	260.24
5190-00 Violation Letters	-	72.00	-	-	-	-	-	-	-	-	-	-	72.00
5200-00 Website	32.17	32.17	-	-	-	-	-	-	-	-	-	-	64.34
Total Contract	1,233.45	728.30	-	-	-	-	-	-	-	-	-	-	1,961.75
Landscape													
5300-00 Landscape Contract	2,514.50	2,514.50	-	-	-	-	-	-	-	-	-	-	5,029.00
5310-00 Ground Maintenance	1,010.57	-	-	-	-	-	-	-	-	-	-	-	1,010.57
Total Landscape	3,525.07	2,514.50	-	-	-	-	-	-	-	-	-	-	6,039.57
Building/Maintenance													
5400-00 Bldg Maintenance	700.00	-	-	-	-	-	-	-	-	-	-	-	700.00
5420-00 Exterminating	80.00	-	-	-	-	-	-	-	-	-	-	-	80.00
Total	780.00	-	-	-	-	-	-	-	-	-	-	-	780.00
Building/Maintenance Pool													
5600-00 Pool Mgmt Contract	2,008.71	4,017.42	-	-	-	-	-	-	-	-	-	-	6,026.13
5610-00 Pool Maintenance	-	360.00	-	-	-	-	-	-	-	-	-	-	360.00
5635-00 Pool Key Fob	75.08	75.08	-	-	-	-	-	-	-	-	-	-	150.16
Total Pool	2,083.79	4,452.50	-	-	-	-	-	-	-	-	-	-	6,536.29
Utilities													
6000-00 Electric 220 Utilities	797.19	839.20	-	-	-	-	-	-	-	-	-	-	1,636.39
6010-00 Gas 220 Utilities	81.46	164.68	-	-	-	-	-	-	-	-	-	-	246.14
6020-00 Phone/Internet 220 Utilities	405.38	112.31	-	-	-	-	-	-	-	-	-	-	517.69
Total Utilities	4,028.03	834.29	-	-	-	-	-	-	-	-	-	-	4,862.32
Total Utilities	5,312.06	1,950.48	-	-	-	-	-	-	-	-	-	-	7,262.54



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: February 2024

Date: 3/6/2024
 Time: 10:33 am
 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
6240-00 Legal Fees 230 Prof Fees	80.00	1,722.25	-	-	-	-	-	-	-	-	-	-	1,802.25
Total Administrative	1,902.50	3,544.75	-	-	-	-	-	-	-	-	-	-	5,447.25
Total OPERATING EXPENSE	14,836.87	13,190.53	-	-	-	-	-	-	-	-	-	-	28,027.40
Net Income:	127,303.98	(11,045.74)	-	-	-	-	-	-	-	-	-	-	116,258.24



Income Statement - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

02/29/2024

Date: 3/6/2024
Time: 10:33 am
Page: 1

Description	Current Period		Percent	Actual	Year-to-date		Percent	Annual Budget
	Budget	Variance			Budget	Variance		
OPERATING INCOME								
Income								
3010-00 Homeowner Assessment	\$-	\$-	0.00 %	\$141,750.00	\$141,750.00	\$-	0.00 %	\$283,500.00
3100-00 Late Fee Income	-	1,020.00	0.00 %	890.00	-	890.00	0.00 %	-
3140-00 Clubhouse Rental	166.67	333.33	199.99 %	650.00	333.34	316.66	95.00 %	2,000.00
3310-00 Interest Income	624.79	624.79	0.00 %	995.64	-	995.64	0.00 %	-
Total Income	\$2,144.79	\$1,978.12	1,186.85%	\$144,285.64	\$142,083.34	\$2,202.30	1.55 %	\$285,500.00
Total OPERATING INCOME \$1,978.12 \$144,285.64 \$142,083.34 1,186.85% 1.55 % \$285,500.00								
OPERATING EXPENSE								
Contract								
5010-00 Del Fee Split	292.50	(292.50)	0.00 %	457.50	-	(457.50)	0.00 %	-
5100-00 Admin Services	159.03	(59.03)	(59.03)%	396.03	200.00	(196.03)	(98.02)%	1,200.00
5110-00 Admin Supplies	40.80	125.87	75.52 %	586.64	333.34	(253.30)	(75.99)%	2,000.00
5150-00 Meeting Expense	125.00	(125.00)	0.00 %	125.00	-	(125.00)	0.00 %	-
5170-00 Postage	6.80	126.53	94.90 %	260.24	266.66	6.42	2.41 %	1,600.00
5180-00 Social Expense	-	625.00	100.00 %	-	1,250.00	1,250.00	100.00 %	7,500.00
5190-00 Violation Letters	72.00	428.00	85.60 %	72.00	1,000.00	928.00	92.80 %	6,000.00
5200-00 Website	32.17	1.16	3.48 %	64.34	66.66	2.32	3.48 %	400.00
Total Contract	\$728.30	\$830.03	53.26%	\$1,961.75	\$3,116.66	\$1,154.91	37.06 %	\$18,700.00
Landscape								
5300-00 Landscape Contract	2,514.50	-	0.00 %	5,029.00	5,029.00	-	0.00 %	30,174.00
5305-00 Landscape Committee	-	250.00	100.00 %	-	500.00	500.00	100.00 %	3,000.00
5310-00 Ground Maintenance	-	1,250.00	100.00 %	1,010.57	2,500.00	1,489.43	59.58 %	15,000.00
5330-00 Irrigation Maintenance	-	250.00	100.00 %	-	500.00	500.00	100.00 %	3,000.00
5360-00 Security Services	-	83.33	100.00 %	-	166.66	166.66	100.00 %	1,000.00
5370-00 Sign Maintenance	-	125.00	100.00 %	-	250.00	250.00	100.00 %	1,500.00
Total Landscape	\$2,514.50	\$1,958.33	43.78%	\$6,039.57	\$8,945.66	\$2,906.09	32.49 %	\$53,674.00
Building/Maintenance								
5400-00 Bldg Maintenance	-	83.33	100.00 %	700.00	166.66	(533.34)	(320.02)%	1,000.00
5420-00 Exterminating	-	166.67	100.00 %	80.00	333.34	253.34	76.00 %	2,000.00
5460-00 Plumbing Maintenance	-	83.33	100.00 %	-	166.66	166.66	100.00 %	1,000.00
Total Building/Maintenance	\$-	\$333.33	100.00%	\$780.00	\$666.66	(\$113.34)	(17.00)%	\$4,000.00
Pool								
5600-00 Pool Mgmt Contract	4,017.42	(717.42)	(21.74)%	6,026.13	6,600.00	573.87	8.70 %	39,600.00
5610-00 Pool Maintenance	360.00	56.67	13.60 %	360.00	833.34	473.34	56.80 %	5,000.00
5630-00 Pool Equipment	-	166.67	100.00 %	-	333.34	333.34	100.00 %	2,000.00
5635-00 Pool Key Fob	75.08	(8.41)	(12.61)%	150.16	133.34	(16.82)	(12.61)%	800.00
Total Pool	\$4,452.50	(\$502.49)	(12.72)%	\$6,536.29	\$7,900.02	\$1,363.73	17.26 %	\$47,400.00



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

02/29/2024

Date: 3/6/2024
 Time: 10:33 am
 Page: 2

Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Percent	Actual	Budget		Variance
Recreational								
5700-00 Clubhouse Expense	\$-	\$291.67	\$291.67	100.00 %	\$-	\$583.34	\$583.34	100.00 %
5710-00 Clubhouse Cleaning	-	583.33	583.33	100.00 %	-	1,166.66	1,166.66	100.00 %
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	83.34	83.34	100.00 %
Total Recreational	\$-	\$916.67	\$916.67	100.00%	\$-	\$1,833.34	\$1,833.34	100.00 %
Utilities								
6000-00 Electric 220 Utilities	839.20	791.67	(47.53)	(6.00)%	1,636.39	1,583.34	(53.05)	(3.35)%
6010-00 Gas 220 Utilities	164.68	50.00	(114.68)	(229.36)%	246.14	100.00	(146.14)	(146.14)%
6020-00 Phone/Internet 220 Utilities	112.31	291.67	179.36	61.49 %	517.69	583.34	65.65	11.25 %
6040-00 Water	834.29	1,000.00	165.71	16.57 %	4,862.32	2,000.00	(2,862.32)	(143.12)%
Total Utilities	\$1,950.48	\$2,133.34	\$182.86	8.57%	\$7,262.54	\$4,266.68	(\$2,995.86)	(70.22)%
Administrative								
6200-00 Management Fees	1,822.50	2,025.00	202.50	10.00 %	3,645.00	4,050.00	405.00	10.00 %
6220-00 CPA Fees 230 Prof Fees	-	-	-	0.00 %	-	-	-	0.00 %
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	0.00 %	-	-	-	0.00 %
6240-00 Legal Fees 230 Prof Fees	1,722.25	416.67	(1,305.58)	(313.34)%	1,802.25	833.34	(968.91)	(116.27)%
Total Administrative	\$3,544.75	\$2,441.67	(\$1,103.08)	(45.18)%	\$5,447.25	\$4,883.34	(\$563.91)	(11.55)%
Total OPERATING EXPENSE	\$13,190.53	\$15,806.18	\$2,615.65	16.55%	\$28,027.40	\$31,612.36	\$3,584.96	11.34 %
Net Income:	(\$11,045.74)	(\$15,639.51)	\$4,593.77	(29.37)%	\$116,258.24	\$110,470.98	\$5,787.26	5.24 %