



Financial Report Package

April 2022

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

By

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 04/30/2022

Date: 5/4/2022

Time: 12:29 pm

Page: 1

Assets

Assets

| | | | |
|------------|-----------------------|--------------|--|
| 10-1000-00 | Operating - Premier | \$136,759.55 | |
| 10-1020-00 | Investment Short Term | 57,214.00 | |

Total Assets: \$193,973.55

Accounts Receivable

| | | | |
|------------|---------------------|-----------|--|
| 12-1270-00 | Accounts Receivable | 17,265.50 | |
|------------|---------------------|-----------|--|

Total Accounts Receivable: \$17,265.50

Total Assets: \$211,239.05

Liabilities & Equity

Liabilities

| | | | |
|------------|--------------|----------|--|
| 20-2070-00 | Prepaid Dues | 9,770.50 | |
|------------|--------------|----------|--|

Total Liabilities: \$9,770.50

Earnings

| | | | |
|------------|-------------------|------------|--|
| 29-2900-00 | Retained Earnings | 136,522.89 | |
|------------|-------------------|------------|--|

Total Earnings: \$136,522.89

| | | | |
|--|------------------------|-----------|--|
| | Net Income Gain / Loss | 64,945.66 | |
|--|------------------------|-----------|--|

\$64,945.66

Total Liabilities & Equity: \$211,239.05



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: April 2022

Date: 5/4/2022
 Time: 12:29 pm
 Page: 1

| Account | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|-------------------------------|-------------------|-----------------|------------------|------------------|-----|------|------|--------|-----------|---------|----------|----------|-------------------|
| OPERATING INCOME | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| 3010-00 Homeowner Assessment | \$121,500.00 | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$121,500.00 |
| 3090-00 Fine Income | 4,275.00 | 775.00 | 1,475.00 | - | - | - | - | - | - | - | - | - | 6,525.00 |
| 3100-00 Late Fee Income | - | 1,120.00 | 420.00 | 240.00 | - | - | - | - | - | - | - | - | 1,780.00 |
| 3140-00 Clubhouse Rental | 100.00 | - | 100.00 | - | - | - | - | - | - | - | - | - | 200.00 |
| 3160-00 Pool Key Income | 40.00 | - | 20.00 | - | - | - | - | - | - | - | - | - | 60.00 |
| 3310-00 Interest Income | 1.79 | 1.78 | 1.98 | 1.59 | - | - | - | - | - | - | - | - | 7.14 |
| Total Income | 125,916.79 | 1,896.78 | 2,016.98 | 241.59 | - | - | - | - | - | - | - | - | 130,072.14 |
| Total OPERATING INCOME | 125,916.79 | 1,896.78 | 2,016.98 | 241.59 | - | - | - | - | - | - | - | - | 130,072.14 |
| OPERATING EXPENSE | | | | | | | | | | | | | |
| Contract | | | | | | | | | | | | | |
| 5010-00 Del Fee Split | 75.00 | 240.00 | 300.00 | 180.00 | - | - | - | - | - | - | - | - | 795.00 |
| 5040-00 Fine Collect Expense | - | 12.50 | - | - | - | - | - | - | - | - | - | - | 12.50 |
| 5100-00 Admin Services | - | 35.00 | 85.00 | 59.99 | - | - | - | - | - | - | - | - | 179.99 |
| 5110-00 Admin Supplies | 506.00 | 50.81 | 92.35 | 58.08 | - | - | - | - | - | - | - | - | 707.24 |
| 5170-00 Postage | 243.02 | 6.96 | 79.46 | 53.36 | - | - | - | - | - | - | - | - | 382.80 |
| 5180-00 Social Expense | - | - | (50.00) | 358.04 | - | - | - | - | - | - | - | - | 308.04 |
| 5190-00 Violation Letters | 136.00 | 40.00 | 568.00 | 528.00 | - | - | - | - | - | - | - | - | 1,272.00 |
| 5200-00 Website | 30.00 | 30.00 | 30.00 | 30.00 | - | - | - | - | - | - | - | - | 120.00 |
| Total Contract | 990.02 | 415.27 | 1,104.81 | 1,267.47 | - | - | - | - | - | - | - | - | 3,777.57 |
| Landscape | | | | | | | | | | | | | |
| 5300-00 Landscape Contract | 2,325.00 | 2,325.00 | 2,325.00 | 2,394.75 | - | - | - | - | - | - | - | - | 9,369.75 |
| 5305-00 Landscape Committee | - | - | 780.00 | - | - | - | - | - | - | - | - | - | 780.00 |
| 5310-00 Ground Maintenance | 3,731.00 | - | (459.11) | 199.00 | - | - | - | - | - | - | - | - | 3,470.89 |
| 5360-00 Security Services | 24.99 | 24.99 | 24.99 | - | - | - | - | - | - | - | - | - | 74.97 |
| 5370-00 Sign Maintenance | - | - | - | 287.59 | - | - | - | - | - | - | - | - | 287.59 |
| Total Landscape | 6,080.99 | 2,349.99 | 2,670.88 | 2,881.34 | - | - | - | - | - | - | - | - | 13,983.20 |
| Building/Maintenance | | | | | | | | | | | | | |
| 5420-00 Exterminating | 160.00 | - | 160.00 | 80.00 | - | - | - | - | - | - | - | - | 400.00 |
| Total | 160.00 | - | 160.00 | 80.00 | - | - | - | - | - | - | - | - | 400.00 |
| Building/Maintenance | | | | | | | | | | | | | |
| Pool | | | | | | | | | | | | | |
| 5600-00 Pool Mgmt Contract | - | - | 4,068.15 | 10,039.29 | - | - | - | - | - | - | - | - | 14,107.44 |
| 5610-00 Pool Maintenance | - | - | 734.14 | 575.69 | - | - | - | - | - | - | - | - | 1,309.83 |
| 5635-00 Pool Key Fob | 70.00 | 70.00 | 485.85 | 70.00 | - | - | - | - | - | - | - | - | 695.85 |
| Total Pool | 70.00 | 70.00 | 5,288.14 | 10,684.98 | - | - | - | - | - | - | - | - | 16,113.12 |
| Recreational | | | | | | | | | | | | | |
| 5700-00 Clubhouse Expense | - | - | 12,377.50 | 1,732.62 | - | - | - | - | - | - | - | - | 14,110.12 |
| 5710-00 Clubhouse Cleaning | 50.00 | 50.00 | - | 164.74 | - | - | - | - | - | - | - | - | 264.74 |
| Total Recreational | 50.00 | 50.00 | 12,377.50 | 1,897.36 | - | - | - | - | - | - | - | - | 14,374.86 |
| Utilities | | | | | | | | | | | | | |



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: April 2022

Date: 5/4/2022
 Time: 12:29 pm
 Page: 2

| Account | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--------------------------------------|-------------------|-------------------|--------------------|--------------------|-----|------|------|--------|-----------|---------|----------|----------|------------------|
| 6000-00 Electric 220 Utilities | \$404.59 | \$441.67 | \$398.22 | \$604.06 | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$1,848.54 |
| 6010-00 Gas 220 Utilities | 63.08 | 111.60 | 112.46 | 74.83 | - | - | - | - | - | - | - | - | 361.97 |
| 6020-00 Phone/Internet 220 Utilities | 303.35 | 303.10 | 303.10 | 302.98 | - | - | - | - | - | - | - | - | 1,212.53 |
| 6040-00 Water | 502.14 | 775.84 | 1,171.88 | 1,599.33 | - | - | - | - | - | - | - | - | 4,049.19 |
| Total Utilities | 1,273.16 | 1,632.21 | 1,985.66 | 2,581.20 | - | - | - | - | - | - | - | - | 7,472.23 |
| Administrative | | | | | | | | | | | | | |
| 6200-00 Management Fees | 1,822.50 | 1,822.50 | 1,822.50 | 1,822.50 | - | - | - | - | - | - | - | - | 7,290.00 |
| 6220-00 CPA Fees 230 Prof Fees | - | - | 300.00 | - | - | - | - | - | - | - | - | - | 300.00 |
| 6240-00 Legal Fees 230 Prof Fees | - | - | 337.50 | 1,078.00 | - | - | - | - | - | - | - | - | 1,415.50 |
| Total Administrative | 1,822.50 | 1,822.50 | 2,460.00 | 2,900.50 | - | - | - | - | - | - | - | - | 9,005.50 |
| Total OPERATING EXPENSE | 10,446.67 | 6,339.97 | 26,046.99 | 22,292.85 | - | - | - | - | - | - | - | - | 65,126.48 |
| Net Income: | 115,470.12 | (4,443.19) | (24,030.01) | (22,051.26) | - | - | - | - | - | - | - | - | 64,945.66 |



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 04/30/2022

Date: 5/4/2022
 Time: 12:29 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 % | \$121,500.00 | \$121,500.00 | \$- | 0.00 % | \$243,000.00 |
| 3090-00 Fine Income | - | - | - | 0.00 % | 6,525.00 | - | 6,525.00 | 0.00 % | - |
| 3100-00 Late Fee Income | 240.00 | - | 240.00 | 0.00 % | 1,780.00 | - | 1,780.00 | 0.00 % | - |
| 3140-00 Clubhouse Rental | - | 166.67 | (166.67) | (100.00)% | 200.00 | 666.68 | (466.68) | (70.00)% | 2,000.00 |
| 3160-00 Pool Key Income | - | - | - | 0.00 % | 60.00 | - | 60.00 | 0.00 % | - |
| 3310-00 Interest Income | 1.59 | 12.50 | (10.91) | (87.28)% | 7.14 | 50.00 | (42.86) | (85.72)% | 150.00 |
| Total Income | \$241.59 | \$179.17 | \$62.42 | 34.84% | \$130,072.14 | \$122,216.68 | \$7,855.46 | 6.43 % | \$245,150.00 |
| Total OPERATING INCOME | \$241.59 | \$179.17 | \$62.42 | 34.84% | \$130,072.14 | \$122,216.68 | \$7,855.46 | 6.43 % | \$245,150.00 |
| OPERATING EXPENSE | | | | | | | | | |
| Contract | | | | | | | | | |
| 5010-00 Del Fee Split | 180.00 | - | (180.00) | 0.00 % | 795.00 | - | (795.00) | 0.00 % | - |
| 5040-00 Fine Collect Expense | - | - | - | 0.00 % | 12.50 | - | (12.50) | 0.00 % | - |
| 5100-00 Admin Services | 59.99 | - | (59.99) | 0.00 % | 179.99 | - | (179.99) | 0.00 % | - |
| 5110-00 Admin Supplies | 58.08 | 158.33 | 100.25 | 63.32 % | 707.24 | 633.32 | (73.92) | (11.67)% | 1,900.00 |
| 5170-00 Postage | 53.36 | 125.00 | 71.64 | 57.31 % | 382.80 | 500.00 | 117.20 | 23.44 % | 1,500.00 |
| 5180-00 Social Expense | 358.04 | 625.00 | 266.96 | 42.71 % | 308.04 | 2,500.00 | 2,191.96 | 87.68 % | 7,500.00 |
| 5190-00 Violation Letters | 528.00 | 583.33 | 55.33 | 9.49 % | 1,272.00 | 2,333.32 | 1,061.32 | 45.49 % | 7,000.00 |
| 5200-00 Website | 30.00 | 30.00 | - | 0.00 % | 120.00 | 120.00 | - | 0.00 % | 360.00 |
| 5220-00 Miscellaneous Expense | - | 25.00 | 25.00 | 100.00 % | - | 100.00 | 100.00 | 100.00 % | 300.00 |
| Total Contract | \$1,267.47 | \$1,546.66 | \$279.19 | 18.05% | \$3,777.57 | \$6,186.64 | \$2,409.07 | 38.94 % | \$18,560.00 |
| Landscape | | | | | | | | | |
| 5300-00 Landscape Contract | 2,394.75 | 2,325.00 | (69.75) | (3.00)% | 9,369.75 | 9,300.00 | (69.75) | (0.75)% | 27,900.00 |
| 5305-00 Landscape Committee | - | 250.00 | 250.00 | 100.00 % | 780.00 | 1,000.00 | 220.00 | 22.00 % | 3,000.00 |
| 5310-00 Ground Maintenance | 199.00 | 833.33 | 634.33 | 76.12 % | 3,470.89 | 3,333.32 | (137.57) | (4.13)% | 10,000.00 |
| 5330-00 Irrigation Maintenance | - | 166.67 | 166.67 | 100.00 % | - | 666.68 | 666.68 | 100.00 % | 2,000.00 |
| 5360-00 Security Services | - | 750.00 | 750.00 | 100.00 % | 74.97 | 3,000.00 | 2,925.03 | 97.50 % | 9,000.00 |
| 5370-00 Sign Maintenance | 287.59 | 166.67 | (120.92) | (72.55)% | 287.59 | 666.68 | 379.09 | 56.86 % | 2,000.00 |
| Total Landscape | \$2,881.34 | \$4,491.67 | \$1,610.33 | 35.85% | \$13,983.20 | \$17,966.68 | \$3,983.48 | 22.17 % | \$53,900.00 |
| Building/Maintenance | | | | | | | | | |
| 5400-00 Bldg Maintenance | - | 83.33 | 83.33 | 100.00 % | - | 333.32 | 333.32 | 100.00 % | 1,000.00 |
| 5420-00 Exterminating | 80.00 | 191.67 | 111.67 | 58.26 % | 400.00 | 766.68 | 366.68 | 47.83 % | 2,300.00 |
| Total Building/Maintenance | \$80.00 | \$275.00 | \$195.00 | 70.91% | \$400.00 | \$1,100.00 | \$700.00 | 63.64 % | \$3,300.00 |
| Pool | | | | | | | | | |
| 5600-00 Pool Mgmt Contract | 10,039.29 | 3,341.67 | (6,697.62) | (200.43)% | 14,107.44 | 13,366.68 | (740.76) | (5.54)% | 40,100.00 |
| 5610-00 Pool Maintenance | 575.69 | 333.33 | (242.36) | (72.71)% | 1,309.83 | 1,333.32 | 23.49 | 1.76 % | 4,000.00 |
| 5620-00 Pool Supplies | - | 8.33 | 8.33 | 100.00 % | - | 33.32 | 33.32 | 100.00 % | 100.00 |
| 5630-00 Pool Equipment | - | 208.33 | 208.33 | 100.00 % | - | 833.32 | 833.32 | 100.00 % | 2,500.00 |



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 04/30/2022

Date: 5/4/2022
 Time: 12:29 pm
 Page: 2

| Description | Current Period | | | | Year-to-date | | | | Annual Budget |
|--|----------------------|----------------------|---------------------|------------------|--------------------|--------------------|----------------------|------------------|---------------------|
| | Actual | Budget | Variance | Percent | Actual | Budget | Variance | Percent | |
| 5635-00 Pool Key Fob | \$70.00 | \$66.67 | (\$3.33) | (4.99)% | \$695.85 | \$266.68 | (\$429.17) | (160.93)% | \$800.00 |
| Total Pool | \$10,684.98 | \$3,958.33 | (\$6,726.65) | (169.94)% | \$16,113.12 | \$15,833.32 | (\$279.80) | (1.77)% | \$47,500.00 |
| Recreational | | | | | | | | | |
| 5700-00 Clubhouse Expense | 1,732.62 | 291.67 | (1,440.95) | (494.03)% | 14,110.12 | 1,166.68 | (12,943.44) | (1109.43)% | 3,500.00 |
| 5710-00 Clubhouse Cleaning | 164.74 | 100.00 | (64.74) | (64.74)% | 264.74 | 400.00 | 135.26 | 33.82 % | 1,200.00 |
| 5900-00 Recreation Maintenance | - | 41.67 | 41.67 | 100.00 % | - | 166.68 | 166.68 | 100.00 % | 500.00 |
| Total Recreational | \$1,897.36 | \$433.34 | (\$1,464.02) | (337.85)% | \$14,374.86 | \$1,733.36 | (\$12,641.50) | (729.31)% | \$5,200.00 |
| Utilities | | | | | | | | | |
| 6000-00 Electric 220 Utilities | 604.06 | 791.67 | 187.61 | 23.70 % | 1,848.54 | 3,166.68 | 1,318.14 | 41.63 % | 9,500.00 |
| 6010-00 Gas 220 Utilities | 74.83 | 45.00 | (29.83) | (66.29)% | 361.97 | 180.00 | (181.97) | (101.09)% | 540.00 |
| 6020-00 Phone/Internet 220 Utilities | 302.98 | 202.00 | (100.98) | (49.99)% | 1,212.53 | 808.00 | (404.53) | (50.07)% | 2,424.00 |
| 6040-00 Water | 1,599.33 | 833.33 | (766.00) | (91.92)% | 4,049.19 | 3,333.32 | (715.87) | (21.48)% | 10,000.00 |
| Total Utilities | \$2,581.20 | \$1,872.00 | (\$709.20) | (37.88)% | \$7,472.23 | \$7,488.00 | \$15.77 | 0.21 % | \$22,464.00 |
| Administrative | | | | | | | | | |
| 6200-00 Management Fees | 1,822.50 | 1,923.75 | 101.25 | 5.26 % | 7,290.00 | 7,695.00 | 405.00 | 5.26 % | 23,085.00 |
| 6220-00 CPA Fees 230 Prof Fees | - | - | - | 0.00 % | 300.00 | 400.00 | 100.00 | 25.00 % | 400.00 |
| 6230-00 Insurance - Corp 230 Prof Fees | - | - | - | 0.00 % | - | - | - | 0.00 % | 3,504.00 |
| 6240-00 Legal Fees 230 Prof Fees | 1,078.00 | 33.33 | (1,044.67) | (3134.32)% | 1,415.50 | 133.32 | (1,282.18) | (961.73)% | 400.00 |
| Total Administrative | \$2,900.50 | \$1,957.08 | (\$943.42) | (48.21)% | \$9,005.50 | \$8,228.32 | (\$777.18) | (9.45)% | \$27,389.00 |
| Total OPERATING EXPENSE | \$22,292.85 | \$14,534.08 | (\$7,758.77) | (53.38)% | \$65,126.48 | \$58,536.32 | (\$6,590.16) | (11.26)% | \$178,313.00 |
| Net Income: | (\$22,051.26) | (\$14,354.91) | (\$7,696.35) | (249.87)% | \$64,945.66 | \$63,680.36 | \$1,265.30 | (64.07)% | \$66,837.00 |