



Financial Report Package

April 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 04/30/2023

Date: 5/3/2023

Time: 5:32 pm

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Assets

Assets

10-1000-00 Operating - Premier	\$50,416.88	
10-1020-00 Investment Short Term	161,381.49	
Total Assets:		<u>\$211,798.37</u>

Accounts Receivable

12-1270-00 Accounts Receivable	29,630.50	
Total Accounts Receivable:		<u>\$29,630.50</u>

Total Assets:

\$241,428.87

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	14,032.00	
Total Liabilities:		<u>\$14,032.00</u>

Earnings

29-2900-00 Retained Earnings	184,176.17	
Total Earnings:		<u>\$184,176.17</u>

Total Earnings:

Net Income Gain / Loss	43,220.70	
		<u>\$43,220.70</u>

Total Liabilities & Equity:

\$241,428.87



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

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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	-	1,475.00	-	-	-	-	-	-	-	-	3,475.00
3100-00 Late Fee Income	60.00	1,220.00	460.00	240.00	-	-	-	-	-	-	-	-	1,980.00
3140-00 Clubhouse Rental	100.00	700.00	400.00	-	-	-	-	-	-	-	-	-	1,200.00
3160-00 Pool Key Income	-	-	10.00	40.00	-	-	-	-	-	-	-	-	50.00
3310-00 Interest Income	14.02	12.39	55.39	49.92	-	-	-	-	-	-	-	-	131.72
Total Income	135,049.02	2,707.39	925.39	1,804.92	-	-	-	-	-	-	-	-	140,486.72
Total OPERATING INCOME	135,049.02	2,707.39	925.39	1,804.92	-	-	-	-	-	-	-	-	140,486.72
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	420.00	273.75	-	-	-	-	-	-	-	-	1,278.75
5040-00 Fine Collect Expense	207.50	95.00	56.75	-	-	-	-	-	-	-	-	-	359.25
5100-00 Admin Services	421.00	136.00	186.00	41.00	-	-	-	-	-	-	-	-	784.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	-	-	-	-	-	-	-	-	725.87
5170-00 Postage	240.60	18.27	69.93	78.12	-	-	-	-	-	-	-	-	406.92
5180-00 Social Expense	2,264.99	-	-	-	-	-	-	-	-	-	-	-	2,264.99
5190-00 Violation Letters	16.00	192.00	392.00	800.00	-	-	-	-	-	-	-	-	1,400.00
5200-00 Website	32.17	32.17	32.17	32.17	-	-	-	-	-	-	-	-	128.68
Total Contract	3,999.79	815.88	1,228.99	1,303.80	-	-	-	-	-	-	-	-	7,348.46
Landscape													
5300-00 Landscape Contract	2,394.75	2,394.75	2,394.75	2,394.75	-	-	-	-	-	-	-	-	9,579.00
5310-00 Ground Maintenance	-	3,475.00	850.00	190.89	-	-	-	-	-	-	-	-	4,515.89
Total Landscape	2,394.75	5,869.75	3,244.75	2,585.64	-	-	-	-	-	-	-	-	14,094.89
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	-	-	-	-	-	-	-	-	320.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Total Building/Maintenance	160.00	-	80.00	1,277.32	-	-	-	-	-	-	-	-	1,517.32
Pool													
5600-00 Pool Mgmt Contract	1,952.92	4,291.93	3,879.73	7,811.65	-	-	-	-	-	-	-	-	17,936.23
5610-00 Pool Maintenance	12,955.80	13,176.67	152.85	1,389.64	-	-	-	-	-	-	-	-	27,674.96
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	-	-	-	-	-	-	-	-	300.32
Total Pool	14,983.80	17,543.68	4,107.66	9,276.37	-	-	-	-	-	-	-	-	45,911.51
Recreational													
5710-00 Clubhouse Cleaning	77.61	350.00	250.00	136.90	-	-	-	-	-	-	-	-	814.51
Total Recreational	77.61	350.00	250.00	136.90	-	-	-	-	-	-	-	-	814.51



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utilities													
6000-00 Electric 220 Utilities	\$668.85	\$769.66	\$738.46	\$737.44	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,914.41
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	-	-	-	-	-	-	-	-	386.37
6020-00 Phone/Internet 220	336.96	96.29	610.63	369.21	-	-	-	-	-	-	-	-	1,413.09
Utilities													
6040-00 Water	305.07	262.11	370.23	240.55	-	-	-	-	-	-	-	-	1,177.96
Total Utilities	1,453.58	1,270.72	1,786.13	1,381.40	-	-	-	-	-	-	-	-	5,891.83
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	4,912.50	1,525.00	2,640.00	120.00	-	-	-	-	-	-	-	-	9,197.50
6280-00 Other Professional Fees	-	4,900.00	-	-	-	-	-	-	-	-	-	-	4,900.00
Total Administrative	6,735.00	8,547.50	4,462.50	1,942.50	-	-	-	-	-	-	-	-	21,687.50
Total OPERATING EXPENSE	29,804.53	34,397.53	15,160.03	17,903.93	-	-	-	-	-	-	-	-	97,266.02
Net Income:	105,244.49	(31,690.14)	(14,234.64)	(16,099.01)	-	-	-	-	-	-	-	-	43,220.70



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 04/30/2023

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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	1,475.00	-	1,475.00	0.00 %	3,475.00	-	3,475.00	0.00 %	-
3100-00 Late Fee Income	240.00	-	240.00	0.00 %	1,980.00	-	1,980.00	0.00 %	-
3140-00 Clubhouse Rental	-	166.67	(166.67)	(100.00)%	1,200.00	666.68	533.32	80.00 %	2,000.00
3160-00 Pool Key Income	40.00	-	40.00	0.00 %	50.00	-	50.00	0.00 %	-
3310-00 Interest Income	49.92	1.67	48.25	2889.22 %	131.72	6.68	125.04	1871.86 %	20.00
Total Income	\$1,804.92	\$168.34	\$1,636.58	972.19%	\$140,486.72	\$134,323.36	\$6,163.36	4.59 %	\$269,320.00
Total OPERATING INCOME	\$1,804.92	\$168.34	\$1,636.58	972.19%	\$140,486.72	\$134,323.36	\$6,163.36	4.59 %	\$269,320.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	273.75	-	(273.75)	0.00 %	1,278.75	-	(1,278.75)	0.00 %	-
5040-00 Fine Collect Expense	-	-	-	0.00 %	359.25	-	(359.25)	0.00 %	-
5100-00 Admin Services	41.00	25.00	(16.00)	(64.00)%	784.00	100.00	(684.00)	(684.00)%	300.00
5110-00 Admin Supplies	78.76	250.00	171.24	68.50 %	725.87	1,000.00	274.13	27.41 %	3,000.00
5170-00 Postage	78.12	133.33	55.21	41.41 %	406.92	533.32	126.40	23.70 %	1,600.00
5180-00 Social Expense	-	625.00	625.00	100.00 %	2,264.99	2,500.00	235.01	9.40 %	7,500.00
5190-00 Violation Letters	800.00	666.67	(133.33)	(20.00)%	1,400.00	2,666.68	1,266.68	47.50 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	128.68	120.00	(8.68)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	100.00	100.00	100.00 %	300.00
Total Contract	\$1,303.80	\$1,755.00	\$451.20	25.71%	\$7,348.46	\$7,020.00	(\$328.46)	(4.68)%	\$21,060.00
Landscape									
5300-00 Landscape Contract	2,394.75	2,500.00	105.25	4.21 %	9,579.00	10,000.00	421.00	4.21 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	1,000.00	1,000.00	100.00 %	3,000.00
5310-00 Ground Maintenance	190.89	1,083.33	892.44	82.38 %	4,515.89	4,333.32	(182.57)	(4.21)%	13,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	-	666.68	666.68	100.00 %	2,000.00
5360-00 Security Services	-	166.67	166.67	100.00 %	-	666.68	666.68	100.00 %	2,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	-	500.00	500.00	100.00 %	1,500.00
Total Landscape	\$2,585.64	\$4,291.67	\$1,706.03	39.75%	\$14,094.89	\$17,166.68	\$3,071.79	17.89 %	\$51,500.00
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 %	320.00	766.68	446.68	58.26 %	2,300.00
5460-00 Plumbing Maintenance	1,197.32	-	(1,197.32)	0.00 %	1,197.32	-	(1,197.32)	0.00 %	-
Total Building/Maintenance	\$1,277.32	\$275.00	(\$1,002.32)	(364.48)%	\$1,517.32	\$1,100.00	(\$417.32)	(37.94)%	\$3,300.00



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 04/30/2023

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Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Pool									
5600-00 Pool Mgmt Contract	\$7,811.65	\$3,208.33	(\$4,603.32)	(143.48)%	\$17,936.23	\$12,833.32	(\$5,102.91)	(39.76)%	\$38,500.00
5610-00 Pool Maintenance	1,389.64	375.00	(1,014.64)	(270.57)%	27,674.96	1,500.00	(26,174.96)	(1745.00)%	4,500.00
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	-	833.32	833.32	100.00 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	300.32	266.68	(33.64)	(12.61)%	800.00
Total Pool	\$9,276.37	\$3,858.33	(\$5,418.04)	(140.42)%	\$45,911.51	\$15,433.32	(\$30,478.19)	(197.48)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	-	1,166.68	1,166.68	100.00 %	3,500.00
5710-00 Clubhouse Cleaning	136.90	583.33	446.43	76.53 %	814.51	2,333.32	1,518.81	65.09 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	166.68	166.68	100.00 %	500.00
Total Recreational	\$136.90	\$916.67	\$779.77	85.07%	\$814.51	\$3,666.68	\$2,852.17	77.79 %	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	737.44	791.67	54.23	6.85 %	2,914.41	3,166.68	252.27	7.97 %	9,500.00
6010-00 Gas 220 Utilities	34.20	45.00	10.80	24.00 %	386.37	180.00	(206.37)	(114.65)%	540.00
6020-00 Phone/Internet 220 Utilities	369.21	216.67	(152.54)	(70.40)%	1,413.09	866.68	(546.41)	(63.05)%	2,600.00
6040-00 Water	240.55	833.33	592.78	71.13 %	1,177.96	3,333.32	2,155.36	64.66 %	10,000.00
Total Utilities	\$1,381.40	\$1,886.67	\$505.27	26.78%	\$5,891.83	\$7,546.68	\$1,654.85	21.93 %	\$22,640.00
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	350.00	50.00	14.29 %	350.00
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	0.00 %	-	-	-	0.00 %	4,030.00
6240-00 Legal Fees 230 Prof Fees	120.00	166.67	46.67	28.00 %	9,197.50	666.68	(8,530.82)	(1279.60)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$1,942.50	\$2,090.42	\$147.92	7.08%	\$21,687.50	\$8,711.68	(\$12,975.82)	(148.95)%	\$29,465.00
Total OPERATING EXPENSE	\$17,903.93	\$15,073.76	(\$2,830.17)	(18.78)%	\$97,266.02	\$60,645.04	(\$36,620.98)	(60.39)%	\$185,265.00
Net Income:	(\$16,099.01)	(\$14,905.42)	(\$1,193.59)	(205.62)%	\$43,220.70	\$73,678.32	(\$30,457.62)	(77.83)%	\$84,055.00