



Financial Report Package

May 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
End Date: 05/31/2023

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Assets

Assets		
10-1000-00 Operating - Premier	\$33,268.63	
10-1020-00 Investment Short Term	161,439.85	
Total Assets:		<u>\$194,708.48</u>
Accounts Receivable		
12-1270-00 Accounts Receivable	26,069.50	
Total Accounts Receivable:		<u>\$26,069.50</u>
Total Assets:		<u><u>\$220,777.98</u></u>

Liabilities & Equity

Liabilities		
20-2070-00 Prepaid Dues	14,963.00	
Total Liabilities:		<u>\$14,963.00</u>
Earnings		
29-2900-00 Retained Earnings	184,176.17	
Total Earnings:		<u>\$184,176.17</u>
Net Income Gain / Loss	21,638.81	
		<u>\$21,638.81</u>
Total Liabilities & Equity:		<u><u>\$220,777.98</u></u>



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: May 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	(225.00)	-	-	-	-	-	-	-	3,250.00
3100-00 Late Fee Income	60.00	1,220.00	460.00	240.00	(320.00)	-	-	-	-	-	-	-	1,660.00
3140-00 Clubhouse Rental	100.00	700.00	400.00	-	200.00	-	-	-	-	-	-	-	1,400.00
3160-00 Pool Key Income	-	-	10.00	40.00	100.00	-	-	-	-	-	-	-	150.00
3310-00 Interest Income	14.02	12.39	55.39	49.92	58.71	-	-	-	-	-	-	-	190.43
Total Income	135,049.02	2,707.39	925.39	1,804.92	(186.29)	-	-	-	-	-	-	-	140,300.43
Total OPERATING INCOME	135,049.02	2,707.39	925.39	1,804.92	(186.29)	-	-	-	-	-	-	-	140,300.43
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	420.00	273.75	356.25	-	-	-	-	-	-	-	1,635.00
5040-00 Fine Collect Expense	207.50	95.00	56.75	-	133.00	-	-	-	-	-	-	-	492.25
5100-00 Admin Services	421.00	136.00	186.00	41.00	136.00	-	-	-	-	-	-	-	920.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	-	-	-	-	-	-	-	1,128.47
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	-	-	-	-	-	-	-	709.32
5180-00 Social Expense	2,264.99	-	-	-	-	-	-	-	-	-	-	-	2,264.99
5190-00 Violation Letters	16.00	192.00	392.00	800.00	544.00	-	-	-	-	-	-	-	1,944.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	-	-	-	-	-	-	-	160.85
Total Contract	3,999.79	815.88	1,228.99	1,303.80	1,906.42	-	-	-	-	-	-	-	9,254.88
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	650.00	-	-	-	-	-	-	-	5,165.89
5370-00 Sign Maintenance	-	-	-	-	1,960.43	-	-	-	-	-	-	-	1,960.43
Total Landscape	2,394.75	5,869.75	3,244.75	2,585.64	2,610.43	-	-	-	-	-	-	-	16,705.32
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	-	-	-	-	-	-	480.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Total Building/Maintenance	160.00	-	80.00	1,277.32	160.00	-	-	-	-	-	-	-	1,677.32
Pool													
5600-00 Pool Mgmt Contract	1,952.92	4,291.93	3,879.73	7,811.65	7,811.65	-	-	-	-	-	-	-	25,747.88
5610-00 Pool Maintenance	12,955.80	13,176.67	152.85	1,389.64	402.19	-	-	-	-	-	-	-	28,077.15
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	-	-	-	-	-	-	-	375.40
Total Pool	14,983.80	17,543.68	4,107.66	9,276.37	8,288.92	-	-	-	-	-	-	-	54,200.43
Recreational													
5700-00 Clubhouse Expense	-	-	-	-	4,632.11	-	-	-	-	-	-	-	4,632.11
5710-00 Clubhouse Cleaning	77.61	350.00	250.00	136.90	200.00	-	-	-	-	-	-	-	1,014.51
Total Recreational	77.61	350.00	250.00	136.90	4,832.11	-	-	-	-	-	-	-	5,646.62



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
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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	\$814.89	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,729.30
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	27.88	-	-	-	-	-	-	-	414.25
6020-00 Phone/Internet 220	336.96	96.29	610.63	369.21	426.98	-	-	-	-	-	-	-	1,840.07
Utilities													
6040-00 Water	305.07	262.11	370.23	240.55	270.47	-	-	-	-	-	-	-	1,448.43
Total Utilities	1,453.58	1,270.72	1,786.13	1,381.40	1,540.22	-	-	-	-	-	-	-	7,432.05
Administrative													
6200-00 Management Fees	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	-	-	-	-	-	-	-	9,112.50
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	235.00	-	-	-	-	-	-	-	9,432.50
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	2,057.50	-	-	-	-	-	-	-	23,745.00
Total OPERATING EXPENSE	29,804.53	34,397.53	15,160.03	17,903.93	21,395.60	-	-	-	-	-	-	-	118,661.62
Net Income	105,244.49	(31,690.14)	(14,234.64)	(16,099.01)	(21,581.89)	-	-	-	-	-	-	-	21,638.81



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 05/31/2023

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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	(225.00)	-	(225.00)	0.00 %	3,250.00	-	3,250.00	0.00 %	-
3100-00 Late Fee Income	(320.00)	-	(320.00)	0.00 %	1,660.00	-	1,660.00	0.00 %	-
3140-00 Clubhouse Rental	200.00	166.67	33.33	20.00 %	1,400.00	833.35	566.65	68.00 %	2,000.00
3160-00 Pool Key Income	100.00	-	100.00	0.00 %	150.00	-	150.00	0.00 %	-
3310-00 Interest Income	58.71	1.67	57.04	3415.57 %	190.43	8.35	182.08	2180.60 %	20.00
Total Income	(\$186.29)	\$168.34	(\$354.63)	(210.66)%	\$140,300.43	\$134,491.70	\$5,808.73	4.32 %	\$269,320.00
Total OPERATING INCOME	(\$186.29)	\$168.34	(\$354.63)	(210.66)%	\$140,300.43	\$134,491.70	\$5,808.73	4.32 %	\$269,320.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	356.25	-	(356.25)	0.00 %	1,635.00	-	(1,635.00)	0.00 %	-
5040-00 Fine Collect Expense	133.00	-	(133.00)	0.00 %	492.25	-	(492.25)	0.00 %	-
5100-00 Admin Services	136.00	25.00	(111.00)	(444.00)%	920.00	125.00	(795.00)	(636.00)%	300.00
5110-00 Admin Supplies	402.60	250.00	(152.60)	(61.04)%	1,128.47	1,250.00	121.53	9.72 %	3,000.00
5170-00 Postage	302.40	133.33	(169.07)	(126.81)%	709.32	666.65	(42.67)	(6.40)%	1,600.00
5180-00 Social Expense	-	625.00	625.00	100.00 %	2,264.99	3,125.00	860.01	27.52 %	7,500.00
5190-00 Violation Letters	544.00	666.67	122.67	18.40 %	1,944.00	3,333.35	1,389.35	41.68 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	160.85	150.00	(10.85)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	125.00	125.00	100.00 %	300.00
Total Contract	\$1,906.42	\$1,755.00	(\$151.42)	(8.63)%	\$9,254.88	\$8,775.00	(\$479.88)	(5.47)%	\$21,060.00
Landscape									
5300-00 Landscape Contract	-	2,500.00	2,500.00	100.00 %	9,579.00	12,500.00	2,921.00	23.37 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	1,250.00	1,250.00	100.00 %	3,000.00
5310-00 Ground Maintenance	650.00	1,083.33	433.33	40.00 %	5,165.89	5,416.65	250.76	4.63 %	13,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	-	833.35	833.35	100.00 %	2,000.00
5360-00 Security Services	-	166.67	166.67	100.00 %	-	833.35	833.35	100.00 %	2,000.00
5370-00 Sign Maintenance	1,960.43	125.00	(1,835.43)	(1468.34)%	1,960.43	625.00	(1,335.43)	(213.67)%	1,500.00
Total Landscape	\$2,610.43	\$4,291.67	\$1,681.24	39.17%	\$16,705.32	\$21,458.35	\$4,753.03	22.15 %	\$51,500.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	416.65	416.65	100.00 %	1,000.00
5420-00 Exterminating	160.00	191.67	31.67	16.52 %	480.00	958.35	478.35	49.91 %	2,300.00
5460-00 Plumbing Maintenance	-	-	-	0.00 %	1,197.32	-	(1,197.32)	0.00 %	-
Total Building/Maintenance	\$160.00	\$275.00	\$115.00	41.82%	\$1,677.32	\$1,375.00	(\$302.32)	(21.99)%	\$3,300.00



Income Statement - Operating
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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)%	\$25,747.88	\$16,041.65	(\$9,706.23)	(60.51)%	\$38,500.00
5610-00 Pool Maintenance	402.19	375.00	(27.19)	(7.25)%	28,077.15	1,875.00	(26,202.15)	(1397.45)%	4,500.00
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	-	1,041.65	1,041.65	100.00 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	375.40	333.35	(42.05)	(12.61)%	800.00
Total Pool	\$8,288.92	\$3,858.33	(\$4,430.59)	(114.83)%	\$54,200.43	\$19,291.65	(\$34,908.78)	(180.95)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	4,632.11	291.67	(4,340.44)	(1488.13)%	4,632.11	1,458.35	(3,173.76)	(217.63)%	3,500.00
5710-00 Clubhouse Cleaning	200.00	583.33	383.33	65.71 %	1,014.51	2,916.65	1,902.14	65.22 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	208.35	208.35	100.00 %	500.00
Total Recreational	\$4,832.11	\$916.67	(\$3,915.44)	(427.14)%	\$5,646.62	\$4,583.35	(\$1,063.27)	(23.20)%	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	814.89	791.67	(23.22)	(2.93)%	3,729.30	3,958.35	229.05	5.79 %	9,500.00
6010-00 Gas 220 Utilities	27.88	45.00	17.12	38.04 %	414.25	225.00	(189.25)	(84.11)%	540.00
6020-00 Phone/Internet 220 Utilities	426.98	216.67	(210.31)	(97.06)%	1,840.07	1,083.35	(756.72)	(69.85)%	2,600.00
6040-00 Water	270.47	833.33	562.86	67.54 %	1,448.43	4,166.65	2,718.22	65.24 %	10,000.00
Total Utilities	\$1,540.22	\$1,886.67	\$346.45	18.36%	\$7,432.05	\$9,433.35	\$2,001.30	21.22 %	\$22,640.00
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26 %	9,112.50	9,618.75	506.25	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	235.00	166.67	(68.33)	(41.00)%	9,432.50	833.35	(8,599.15)	(1031.88)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$2,057.50	\$2,090.42	\$32.92	1.57%	\$23,745.00	\$10,802.10	(\$12,942.90)	(119.82)%	\$29,465.00
Total OPERATING EXPENSE	\$21,395.60	\$15,073.76	(\$6,321.84)	(41.94)%	\$118,661.62	\$75,718.80	(\$42,942.82)	(56.71)%	\$185,265.00
Net Income:	(\$21,581.89)	(\$14,905.42)	(\$6,676.47)	(241.59)%	\$21,638.81	\$58,772.90	(\$37,134.09)	(89.71)%	\$84,055.00