



# **Financial Report Package**

**May 2024**

**Prepared for**

**OXFORD/CAMBRIDGE HOMEOWNERS  
ASSOCIATION, INC**

**Superior Association Management, LLC**



**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 05/31/2024

Date: 6/7/2024

Time: 11:33 am

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**Assets**

Assets

10-1000-00 Operating - SouthState	\$60,216.86	
10-1020-00 Reserve - SouthState	226,951.76	
Total Assets:		<u>\$287,168.62</u>

Accounts Receivable

12-1270-00 Accounts Receivable	30,349.00	
Total Accounts Receivable:		<u>\$30,349.00</u>

**Total Assets:**

**\$317,517.62**

**Liabilities & Equity**

Liabilities

20-2070-00 Prepaid Dues	22,305.00	
Total Liabilities:		<u>\$22,305.00</u>

Earnings

29-2900-00 Retained Earnings	251,069.85	
Total Earnings:		<u>\$251,069.85</u>

Total Earnings:

Net Income Gain / Loss	44,142.77	
		<u>\$44,142.77</u>

**Total Liabilities & Equity:**

**\$317,517.62**



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

Date: 6/7/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
Income	\$141,750.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$141,750.00
Assessment	-	-	3,075.00	-	-	-	-	-	-	-	-	-	3,075.00
3090-00 Fine Income	(130.00)	1,020.00	460.00	120.00	120.00	-	-	-	-	-	-	-	1,590.00
3140-00 Clubhouse Rental	150.00	500.00	-	250.00	-	-	-	-	-	-	-	-	900.00
3160-00 Pool Key Income	-	-	-	-	120.00	-	-	-	-	-	-	-	120.00
3310-00 Interest Income	370.85	624.79	767.94	850.10	826.40	-	-	-	-	-	-	-	3,440.08
<b>Total Income</b>	<b>142,140.85</b>	<b>2,144.79</b>	<b>4,302.94</b>	<b>1,220.10</b>	<b>1,066.40</b>	-	-	-	-	-	-	-	<b>150,875.08</b>
<b>Total OPERATING INCOME</b>	<b>142,140.85</b>	<b>2,144.79</b>	<b>4,302.94</b>	<b>1,220.10</b>	<b>1,066.40</b>	-	-	-	-	-	-	-	<b>150,875.08</b>
<b>OPERATING EXPENSE</b>													
Contract													
5010-00 Del Fee Split	165.00	292.50	420.00	285.00	165.00	-	-	-	-	-	-	-	1,327.50
5030-00 Collection Fee	-	-	-	373.50	-	-	-	-	-	-	-	-	373.50
Service													
5040-00 Fine Collect Expense	-	-	-	82.50	-	-	-	-	-	-	-	-	82.50
5100-00 Admin Services	237.00	159.03	142.00	192.76	144.40	-	-	-	-	-	-	-	875.19
5110-00 Admin Supplies	545.84	40.80	68.24	27.04	44.56	-	-	-	-	-	-	-	726.48
5150-00 Meeting Expense	-	125.00	-	-	-	-	-	-	-	-	-	-	125.00
5170-00 Postage	253.44	6.80	68.68	29.24	48.96	-	-	-	-	-	-	-	407.12
5190-00 Violation Letters	-	72.00	328.00	144.00	472.00	-	-	-	-	-	-	-	1,016.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	-	-	-	-	-	-	-	160.85
<b>Total Contract</b>	<b>1,233.45</b>	<b>728.30</b>	<b>1,059.09</b>	<b>1,166.21</b>	<b>907.09</b>	-	-	-	-	-	-	-	<b>5,094.14</b>
<b>Landscape</b>													
5300-00 Landscape Contract	2,514.50	2,514.50	2,514.50	2,514.50	2,640.23	-	-	-	-	-	-	-	12,698.23
5310-00 Ground Maintenance	1,010.57	-	8,818.57	6,918.88	2,360.00	-	-	-	-	-	-	-	19,108.02
5360-00 Security Services	-	-	29.99	29.99	29.99	-	-	-	-	-	-	-	89.97
5370-00 Sign Maintenance	-	-	-	573.79	-	-	-	-	-	-	-	-	573.79
<b>Total Landscape</b>	<b>3,525.07</b>	<b>2,514.50</b>	<b>11,363.06</b>	<b>10,037.16</b>	<b>5,030.22</b>	-	-	-	-	-	-	-	<b>32,470.01</b>
<b>Building/Maintenance</b>													
5400-00 Bldg Maintenance	700.00	-	-	-	-	-	-	-	-	-	-	-	700.00
5420-00 Exterminating	80.00	-	80.00	80.00	80.00	-	-	-	-	-	-	-	320.00
<b>Total Building/Maintenance</b>	<b>780.00</b>	<b>-</b>	<b>80.00</b>	<b>80.00</b>	<b>80.00</b>	-	-	-	-	-	-	-	<b>1,020.00</b>
<b>Pool</b>													
5600-00 Pool Mgmt Contract	2,008.71	4,017.42	4,017.42	8,034.84	8,034.84	-	-	-	-	-	-	-	26,113.23
5610-00 Pool Maintenance	-	360.00	-	6,022.30	7,203.53	-	-	-	-	-	-	-	13,585.83
5630-00 Pool Equipment	-	-	418.85	-	-	-	-	-	-	-	-	-	418.85
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	-	-	-	-	-	-	-	375.40
<b>Total Pool</b>	<b>2,083.79</b>	<b>4,452.50</b>	<b>4,511.35</b>	<b>14,132.22</b>	<b>15,313.45</b>	-	-	-	-	-	-	-	<b>40,493.31</b>
<b>Recreational</b>													
5710-00 Clubhouse Cleaning	-	-	50.00	200.00	75.00	-	-	-	-	-	-	-	325.00
<b>Total Recreational</b>	<b>-</b>	<b>-</b>	<b>50.00</b>	<b>200.00</b>	<b>75.00</b>	-	-	-	-	-	-	-	<b>325.00</b>



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

Date: 6/7/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Utilities</b>													
6000-00 Electric 220 Utilities	\$797.19	\$839.20	\$846.15	\$858.57	\$895.74	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,236.85
6010-00 Gas 220 Utilities	81.46	164.68	109.91	35.13	27.76	-	-	-	-	-	-	-	418.94
6020-00 Phone/Internet 220	405.38	112.31	407.81	742.66	576.05	-	-	-	-	-	-	-	2,244.21
Utilities													
6040-00 Water	4,028.03	834.29	252.31	244.21	255.51	-	-	-	-	-	-	-	5,614.35
<b>Total Utilities</b>	<b>5,312.06</b>	<b>1,950.48</b>	<b>1,616.18</b>	<b>1,880.57</b>	<b>1,755.06</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,514.35</b>
<b>Administrative</b>													
6200-00 Management Fees	1,822.50	1,822.50	2,430.00	2,025.00	2,025.00	-	-	-	-	-	-	-	10,125.00
6220-00 CPA Fees 230 Prof	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
Fees													
6240-00 Legal Fees 230 Prof	80.00	1,722.25	-	1,162.00	1,426.25	-	-	-	-	-	-	-	4,390.50
Fees													
<b>Total Administrative</b>	<b>1,902.50</b>	<b>3,544.75</b>	<b>2,430.00</b>	<b>3,487.00</b>	<b>3,451.25</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,815.50</b>
<b>Total OPERATING EXPENSE</b>	<b>14,836.87</b>	<b>13,190.53</b>	<b>21,109.68</b>	<b>30,983.16</b>	<b>26,612.07</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>106,732.31</b>
<b>Net Income:</b>	<b>127,303.98</b>	<b>(11,045.74)</b>	<b>(16,806.74)</b>	<b>(29,763.06)</b>	<b>(25,545.67)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>44,142.77</b>



**Income Statement - Operating**  
**OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC**

05/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	
<b>OPERATING INCOME</b>							
<b>Income</b>							
3010-00 Homeowner Assessment	\$-	\$-	\$-	0.00 %	\$141,750.00	\$141,750.00	\$283,500.00
3090-00 Fine Income	-	-	-	0.00 %	3,075.00	3,075.00	-
3100-00 Late Fee Income	120.00	-	120.00	0.00 %	1,590.00	1,590.00	-
3140-00 Clubhouse Rental	-	166.67	(166.67)	(100.00)%	900.00	833.35	2,000.00
3160-00 Pool Key Income	120.00	-	120.00	0.00 %	120.00	-	-
3310-00 Interest Income	826.40	-	826.40	0.00 %	3,440.08	-	-
<b>Total Income</b>	<b>\$1,066.40</b>	<b>\$166.67</b>	<b>\$899.73</b>	<b>539.83%</b>	<b>\$150,875.08</b>	<b>\$142,583.35</b>	<b>\$285,500.00</b>
<b>Total OPERATING INCOME</b>	<b>\$1,066.40</b>	<b>\$166.67</b>	<b>\$899.73</b>	<b>539.83%</b>	<b>\$150,875.08</b>	<b>\$142,583.35</b>	<b>\$285,500.00</b>
<b>OPERATING EXPENSE</b>							
<b>Contract</b>							
5010-00 Del Fee Split	165.00	-	(165.00)	0.00 %	1,327.50	-	-
5030-00 Collection Fee Service	-	-	-	0.00 %	373.50	-	-
5040-00 Fine Collect Expense	-	-	-	0.00 %	82.50	-	-
5100-00 Admin Services	144.40	100.00	(44.40)	(44.40)%	875.19	500.00	1,200.00
5110-00 Admin Supplies	44.56	166.67	122.11	73.26 %	726.48	833.35	2,000.00
5150-00 Meeting Expense	-	-	-	0.00 %	125.00	-	-
5170-00 Postage	48.96	133.33	84.37	63.28 %	407.12	666.65	1,600.00
5180-00 Social Expense	-	625.00	625.00	100.00 %	-	3,125.00	7,500.00
5190-00 Violation Letters	472.00	500.00	28.00	5.60 %	1,016.00	2,500.00	6,000.00
5200-00 Website	32.17	33.33	1.16	3.48 %	160.85	166.65	400.00
<b>Total Contract</b>	<b>\$907.09</b>	<b>\$1,558.33</b>	<b>\$651.24</b>	<b>41.79%</b>	<b>\$5,094.14</b>	<b>\$7,791.65</b>	<b>\$18,700.00</b>
<b>Landscape</b>							
5300-00 Landscape Contract	2,640.23	2,514.50	(125.73)	(5.00)%	12,698.23	12,572.50	30,174.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	1,250.00	3,000.00
5310-00 Ground Maintenance	2,360.00	1,250.00	(1,110.00)	(88.80)%	19,108.02	6,250.00	15,000.00
5330-00 Irrigation Maintenance	-	250.00	250.00	100.00 %	-	1,250.00	3,000.00
5360-00 Security Services	29.99	83.33	53.34	64.01 %	89.97	416.65	1,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	573.79	625.00	1,500.00
<b>Total Landscape</b>	<b>\$5,030.22</b>	<b>\$4,472.83</b>	<b>(\$557.39)</b>	<b>(12.46)%</b>	<b>\$32,470.01</b>	<b>\$22,364.15</b>	<b>\$53,674.00</b>
<b>Building/Maintenance</b>							
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	700.00	416.65	1,000.00
5420-00 Exterminating	80.00	166.67	86.67	52.00 %	320.00	833.35	2,000.00
5460-00 Plumbing Maintenance	-	83.33	83.33	100.00 %	-	416.65	1,000.00
<b>Total Building/Maintenance</b>	<b>\$80.00</b>	<b>\$333.33</b>	<b>\$253.33</b>	<b>76.00%</b>	<b>\$1,020.00</b>	<b>\$1,666.65</b>	<b>\$4,000.00</b>



## Income Statement - Operating

### OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

05/31/2024

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	
<b>Pool</b>									
5600-00 Pool Mgmt Contract	\$8,034.84	\$3,300.00	(\$4,734.84)	(143.48)%	\$26,113.23	\$16,500.00	(\$9,613.23)	(58.26)%	\$39,600.00
5610-00 Pool Maintenance	7,203.53	416.67	(6,786.86)	(1628.83)%	13,585.83	2,083.35	(11,502.48)	(552.11)%	5,000.00
5630-00 Pool Equipment	-	166.67	166.67	100.00%	418.85	833.35	414.50	49.74%	2,000.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	375.40	333.35	(42.05)	(12.61)%	800.00
<b>Total Pool</b>	<b>\$15,313.45</b>	<b>\$3,950.01</b>	<b>(\$11,363.44)</b>	<b>(287.68)%</b>	<b>\$40,493.31</b>	<b>\$19,750.05</b>	<b>(\$20,743.26)</b>	<b>(105.03)%</b>	<b>\$47,400.00</b>
<b>Recreational</b>									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00%	-	1,458.35	1,458.35	100.00%	3,500.00
5710-00 Clubhouse Cleaning	75.00	583.33	508.33	87.14%	325.00	2,916.65	2,591.65	88.86%	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00%	-	208.35	208.35	100.00%	500.00
<b>Total Recreational</b>	<b>\$75.00</b>	<b>\$916.67</b>	<b>\$841.67</b>	<b>91.82%</b>	<b>\$325.00</b>	<b>\$4,583.35</b>	<b>\$4,258.35</b>	<b>92.91%</b>	<b>\$11,000.00</b>
<b>Utilities</b>									
6000-00 Electric 220 Utilities	895.74	791.67	(104.07)	(13.15)%	4,236.85	3,958.35	(278.50)	(7.04)%	9,500.00
6010-00 Gas 220 Utilities	27.76	50.00	22.24	44.48%	418.94	250.00	(168.94)	(67.58)%	600.00
6020-00 Phone/Internet 220 Utilities	576.05	291.67	(284.38)	(97.50)%	2,244.21	1,458.35	(785.86)	(53.89)%	3,500.00
6040-00 Water	255.51	1,000.00	744.49	74.45%	5,614.35	5,000.00	(614.35)	(12.29)%	12,000.00
<b>Total Utilities</b>	<b>\$1,755.06</b>	<b>\$2,133.34</b>	<b>\$378.28</b>	<b>17.73%</b>	<b>\$12,514.35</b>	<b>\$10,666.70</b>	<b>(\$1,847.65)</b>	<b>(17.32)%</b>	<b>\$25,600.00</b>
<b>Administrative</b>									
6200-00 Management Fees	2,025.00	2,025.00	-	0.00%	10,125.00	10,125.00	-	0.00%	24,300.00
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	1,426.25	416.67	(1,009.58)	(242.30)%	4,390.50	2,083.35	(2,307.15)	(110.74)%	5,000.00
<b>Total Administrative</b>	<b>\$3,451.25</b>	<b>\$2,441.67</b>	<b>(\$1,009.58)</b>	<b>(41.35)%</b>	<b>\$14,815.50</b>	<b>\$12,558.35</b>	<b>(\$2,257.15)</b>	<b>(17.97)%</b>	<b>\$33,680.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$26,612.07</b>	<b>\$15,806.18</b>	<b>(\$10,805.89)</b>	<b>(68.36)%</b>	<b>\$106,732.31</b>	<b>\$79,380.90</b>	<b>(\$27,351.41)</b>	<b>(34.46)%</b>	<b>\$194,054.00</b>
<b>Net Income:</b>	<b>(\$25,545.67)</b>	<b>(\$15,639.51)</b>	<b>(\$9,906.16)</b>	<b>63.34%</b>	<b>\$44,142.77</b>	<b>\$63,202.45</b>	<b>(\$19,059.68)</b>	<b>(30.16)%</b>	<b>\$91,446.00</b>