



Financial Report Package

June 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 06/30/2023

Date: 7/7/2023

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Assets

Assets

10-1000-00 Operating - SOUTH STATE BANK	\$62,494.09	
10-1020-00 Investment Short Term	161,492.93	
Total Assets:		<u>\$223,987.02</u>

Accounts Receivable

12-1270-00 Accounts Receivable	22,910.00	
Total Accounts Receivable:		<u>\$22,910.00</u>

Total Assets:

\$246,897.02

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	61,128.50	
Total Liabilities:		<u>\$61,128.50</u>

Earnings

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

Total Earnings:

Net Income Gain / Loss	1,592.35	
		<u>\$1,592.35</u>

Total Liabilities & Equity:

\$246,897.02



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

Date: 7/7/2023
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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)	(160.00)	-	-	-	-	-	-	1,500.00
3140-00 Clubhouse Rental	100.00	700.00	400.00	-	200.00	100.00	-	-	-	-	-	-	1,500.00
3160-00 Pool Key Income	-	-	10.00	40.00	100.00	220.00	-	-	-	-	-	-	370.00
3310-00 Interest Income	14.02	12.39	55.39	49.92	58.71	53.35	-	-	-	-	-	-	243.78
Total Income	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	-	-	-	-	-	-	140,513.78
Total OPERATING INCOME													
135,049.02 2,707.39 925.39 1,804.92 (186.29) 213.35 - - - - - - - 140,513.78													
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	420.00	273.75	356.25	120.00	-	-	-	-	-	-	1,755.00
5040-00 Fine Collect Expense	207.50	95.00	56.75	-	133.00	156.25	-	-	-	-	-	-	648.50
5100-00 Admin Services	421.00	136.00	186.00	41.00	136.00	136.00	-	-	-	-	-	-	1,056.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	41.53	-	-	-	-	-	-	1,170.00
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	40.95	-	-	-	-	-	-	750.27
5180-00 Social Expense	2,264.99	-	-	-	-	-	-	-	-	-	-	-	2,264.99
5190-00 Violation Letters	16.00	192.00	392.00	800.00	544.00	432.00	-	-	-	-	-	-	2,376.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	-	-	-	-	-	-	193.02
Total Contract	3,999.79	815.88	1,228.99	1,303.80	1,906.42	958.90	-	-	-	-	-	-	10,213.78
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	2,205.00	-	-	-	-	-	-	7,370.89
5330-00 Irrigation	-	-	-	-	-	4,740.45	-	-	-	-	-	-	4,740.45
Maintenance													
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	6,945.45	-	-	-	-	-	-	23,650.77
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	-	-	-	-	-	-	480.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Maintenance													
Total	160.00	-	80.00	1,277.32	160.00	-	-	-	-	-	-	-	1,677.32
Building/Maintenance													
Pool													
5600-00 Pool Mgmt Contract	1,952.92	4,291.93	3,879.73	7,811.65	7,811.65	7,811.65	-	-	-	-	-	-	33,559.53
5610-00 Pool Maintenance	12,955.80	13,176.67	152.85	1,389.64	402.19	-	-	-	-	-	-	-	28,077.15
5630-00 Pool Equipment	-	-	-	-	-	91.89	-	-	-	-	-	-	91.89
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	75.08	-	-	-	-	-	-	450.48
Total Pool	14,983.80	17,543.68	4,107.66	9,276.37	8,288.92	7,978.62	-	-	-	-	-	-	62,179.05



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Recreational													
5700-00 Clubhouse Expense	\$-	\$-	\$-	\$-	\$4,632.11	\$284.00	\$-	\$-	\$-	\$-	\$-	\$-	\$4,916.11
5710-00 Clubhouse Cleaning	77.61	350.00	250.00	136.90	200.00	100.00	-	-	-	-	-	-	1,114.51
Total Recreational	77.61	350.00	250.00	136.90	4,832.11	384.00	-	-	-	-	-	-	6,030.62
Utilities													
6000-00 Electric 220 Utilities	668.85	769.66	738.46	737.44	814.89	837.46	-	-	-	-	-	-	4,566.76
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	27.88	26.63	-	-	-	-	-	-	440.88
6020-00 Phone/Internet 220 Utilities	336.96	96.29	610.63	369.21	426.98	396.42	-	-	-	-	-	-	2,236.49
6040-00 Water	305.07	262.11	370.23	240.55	270.47	329.83	-	-	-	-	-	-	1,778.26
Total Utilities	1,453.58	1,270.72	1,786.13	1,381.40	1,540.22	1,590.34	-	-	-	-	-	-	9,022.39
Administrative													
6200-00 Management Fees	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	-	-	-	-	-	-	10,935.00
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	235.00	580.00	-	-	-	-	-	-	10,012.50
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	2,402.50	-	-	-	-	-	-	26,147.50
Total OPERATING EXPENSE	29,804.53	34,397.53	15,160.03	17,903.93	21,395.60	20,259.81	-	-	-	-	-	-	138,921.43
Net Income	105,244.49	(31,690.14)	(14,234.64)	(16,099.01)	(21,581.89)	(20,046.46)	-	-	-	-	-	-	1,592.35



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 06/30/2023

Date: 7/7/2023
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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	-	-	-	0.00 %	3,250.00	-	3,250.00	0.00 %	-
3100-00 Late Fee Income	(160.00)	-	(160.00)	0.00 %	1,500.00	-	1,500.00	0.00 %	-
3140-00 Clubhouse Rental	100.00	166.67	(66.67)	(40.00)%	1,500.00	1,000.02	499.98	50.00 %	2,000.00
3160-00 Pool Key Income	220.00	-	220.00	0.00 %	370.00	-	370.00	0.00 %	-
3310-00 Interest Income	53.35	1.67	51.68	3094.61 %	243.78	10.02	233.76	2332.93 %	20.00
Total Income	\$213.35	\$168.34	\$45.01	26.74%	\$140,513.78	\$134,660.04	\$5,853.74	4.35 %	\$269,320.00
Total OPERATING INCOME	\$213.35	\$168.34	\$45.01	26.74%	\$140,513.78	\$134,660.04	\$5,853.74	4.35 %	\$269,320.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	120.00	-	(120.00)	0.00 %	1,755.00	-	(1,755.00)	0.00 %	-
5040-00 Fine Collect Expense	156.25	-	(156.25)	0.00 %	648.50	-	(648.50)	0.00 %	-
5100-00 Admin Services	136.00	25.00	(111.00)	(444.00)%	1,056.00	150.00	(906.00)	(604.00)%	300.00
5110-00 Admin Supplies	41.53	250.00	208.47	83.39 %	1,170.00	1,500.00	330.00	22.00 %	3,000.00
5170-00 Postage	40.95	133.33	92.38	69.29 %	750.27	799.98	49.71	6.21 %	1,600.00
5180-00 Social Expense	-	625.00	625.00	100.00 %	2,264.99	3,750.00	1,485.01	39.60 %	7,500.00
5190-00 Violation Letters	432.00	666.67	234.67	35.20 %	2,376.00	4,000.02	1,624.02	40.60 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	193.02	180.00	(13.02)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	150.00	150.00	100.00 %	300.00
Total Contract	\$958.90	\$1,755.00	\$796.10	45.36%	\$10,213.78	\$10,530.00	\$316.22	3.00 %	\$21,060.00
Landscape									
5300-00 Landscape Contract	-	2,500.00	2,500.00	100.00 %	9,579.00	15,000.00	5,421.00	36.14 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	1,500.00	1,500.00	100.00 %	3,000.00
5310-00 Ground Maintenance	2,205.00	1,083.33	(1,121.67)	(103.54)%	7,370.89	6,499.98	(870.91)	(13.40)%	13,000.00
5330-00 Irrigation Maintenance	4,740.45	166.67	(4,573.78)	(2744.21)%	4,740.45	1,000.02	(3,740.43)	(374.04)%	2,000.00
5360-00 Security Services	-	166.67	166.67	100.00 %	-	1,000.02	1,000.02	100.00 %	2,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	1,960.43	750.00	(1,210.43)	(161.39)%	1,500.00
Total Landscape	\$6,945.45	\$4,291.67	(\$2,653.78)	(61.84)%	\$23,650.77	\$25,750.02	\$2,099.25	8.15 %	\$51,500.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	499.98	499.98	100.00 %	1,000.00
5420-00 Exterminating	-	191.67	191.67	100.00 %	480.00	1,150.02	670.02	58.26 %	2,300.00
5460-00 Plumbing Maintenance	-	-	-	0.00 %	1,197.32	-	(1,197.32)	0.00 %	-
Total Building/Maintenance	\$-	\$275.00	\$275.00	100.00%	\$1,677.32	\$1,650.00	(\$27.32)	(1.66)%	\$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)%	\$33,559.53	\$19,249.98	(\$14,309.55)	(74.34)%	\$38,500.00
5610-00 Pool Maintenance	-	375.00	375.00	100.00 %	28,077.15	2,250.00	(25,827.15)	(1147.87)%	4,500.00
5630-00 Pool Equipment	91.89	208.33	116.44	55.89 %	91.89	1,249.98	1,158.09	92.65 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	450.48	400.02	(50.46)	(12.61)%	800.00
Total Pool	\$7,978.62	\$3,858.33	(\$4,120.29)	(106.79)%	\$62,179.05	\$23,149.98	(\$39,029.07)	(168.59)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	284.00	291.67	7.67	2.63 %	4,916.11	1,750.02	(3,166.09)	(180.92)%	3,500.00
5710-00 Clubhouse Cleaning	100.00	583.33	483.33	82.86 %	1,114.51	3,499.98	2,385.47	68.16 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	250.02	250.02	100.00 %	500.00
Total Recreational	\$384.00	\$916.67	\$532.67	58.11%	\$6,030.62	\$5,500.02	(\$530.60)	(9.65)%	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	837.46	791.67	(45.79)	(5.78)%	4,566.76	4,750.02	183.26	3.86 %	9,500.00
6010-00 Gas 220 Utilities	26.63	45.00	18.37	40.82 %	440.88	270.00	(170.88)	(63.29)%	540.00
6020-00 Phone/Internet 220 Utilities	396.42	216.67	(179.75)	(82.96)%	2,236.49	1,300.02	(936.47)	(72.04)%	2,600.00
6040-00 Water	329.83	833.33	503.50	60.42 %	1,778.26	4,999.98	3,221.72	64.43 %	10,000.00
Total Utilities	\$1,590.34	\$1,886.67	\$296.33	15.71%	\$9,022.39	\$11,320.02	\$2,297.63	20.30 %	\$22,640.00
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26 %	10,935.00	11,542.50	607.50	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	580.00	166.67	(413.33)	(247.99)%	10,012.50	1,000.02	(9,012.48)	(901.23)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$2,402.50	\$2,090.42	(\$312.08)	(14.93)%	\$26,147.50	\$12,892.52	(\$13,254.98)	(102.81)%	\$29,465.00
Total OPERATING EXPENSE	\$20,259.81	\$15,073.76	(\$5,186.05)	(34.40)%	\$138,921.43	\$90,792.56	(\$48,128.87)	(53.01)%	\$185,265.00
Net Income:	(\$20,046.46)	(\$14,905.42)	(\$5,141.04)	34.49%	\$1,592.35	\$43,867.48	(\$42,275.13)	(96.37)%	\$84,055.00