



Financial Report Package

July 2024

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
End Date: 07/31/2024

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Assets

Assets		
10-1000-00 Operating - SouthState	\$129,814.25	
10-1020-00 Reserve - SouthState	228,585.61	
Total Assets:		<u>\$358,399.86</u>
Accounts Receivable		
12-1270-00 Accounts Receivable	57,932.00	
Total Accounts Receivable:		<u>\$57,932.00</u>
Total Assets:		<u><u>\$416,331.86</u></u>

Liabilities & Equity

Liabilities		
20-2070-00 Prepaid Dues	11,485.50	
Total Liabilities:		<u>\$11,485.50</u>
Earnings		
29-2900-00 Retained Earnings	251,069.85	
Total Earnings:		<u>\$251,069.85</u>
Net Income Gain / Loss	153,776.51	
		<u>\$153,776.51</u>
Total Liabilities & Equity:		<u><u>\$416,331.86</u></u>



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$141,750.00	\$-	\$-	\$-	\$-	\$20.00	\$141,750.00	\$-	\$-	\$-	\$-	\$-	\$283,520.00
Assessment	-	-	-	-	-	70.00	-	-	-	-	-	-	70.00
3085-00 NSF Fees	-	-	3,075.00	-	-	4,425.00	300.00	-	-	-	-	-	7,800.00
3090-00 Fine Income	(130.00)	1,020.00	460.00	120.00	120.00	60.00	60.00	-	-	-	-	-	1,710.00
3100-00 Late Fee Income	150.00	500.00	-	250.00	-	550.00	425.00	-	-	-	-	-	1,875.00
3140-00 Clubhouse Rental	-	-	-	-	-	320.00	40.00	-	-	-	-	-	480.00
3160-00 Pool Key Income	370.85	624.79	767.94	850.10	826.40	749.03	886.19	-	-	-	-	-	5,075.30
3310-00 Interest Income	142,140.85	2,144.79	4,302.94	1,220.10	1,066.40	6,194.03	143,461.19	-	-	-	-	-	300,530.30
Total Income	142,140.85	2,144.79	4,302.94	1,220.10	1,066.40	6,194.03	143,461.19	-	-	-	-	-	300,530.30
OPERATING EXPENSE													
Contract	165.00	292.50	420.00	285.00	165.00	75.00	45.00	-	-	-	-	-	1,447.50
5010-00 Del Fee Split	-	-	-	373.50	-	-	-	-	-	-	-	-	373.50
Service	-	-	-	82.50	-	-	133.75	-	-	-	-	-	216.25
5040-00 Fine Collect Expense	237.00	159.03	142.00	192.76	144.40	144.40	49.40	-	-	-	-	-	1,068.99
5100-00 Admin Services	545.84	40.80	68.24	27.04	44.56	342.49	428.56	-	-	-	-	-	1,497.53
5110-00 Admin Supplies	-	125.00	-	-	-	-	1,125.00	-	-	-	-	-	1,250.00
5150-00 Meeting Expense	253.44	6.80	68.68	29.24	48.96	311.44	272.68	-	-	-	-	-	991.24
5170-00 Postage	-	-	-	-	-	-	807.36	-	-	-	-	-	807.36
5180-00 Social Expense	-	72.00	328.00	144.00	472.00	376.00	264.00	-	-	-	-	-	1,656.00
5190-00 Violation Letters	32.17	32.17	32.17	32.17	32.17	32.17	32.17	-	-	-	-	-	225.19
5200-00 Website	1,233.45	728.30	1,059.09	1,166.21	907.09	1,281.50	3,157.92	-	-	-	-	-	9,533.56
Total Contract	1,233.45	728.30	1,059.09	1,166.21	907.09	1,281.50	3,157.92	-	-	-	-	-	9,533.56
Landscape	2,514.50	2,514.50	2,514.50	2,514.50	2,640.23	2,640.23	2,640.23	-	-	-	-	-	17,978.69
5300-00 Landscape Contract	1,010.57	-	8,818.57	6,918.88	2,360.00	1,201.20	-	-	-	-	-	-	20,309.22
5310-00 Ground Maintenance	-	-	-	-	-	853.20	-	-	-	-	-	-	853.20
5330-00 Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	-	-	29.99	29.99	29.99	29.99	-	-	-	-	-	-	119.96
5360-00 Security Services	-	-	-	573.79	-	-	-	-	-	-	-	-	573.79
5370-00 Sign Maintenance	3,525.07	2,514.50	11,363.06	10,037.16	5,030.22	4,724.62	2,640.23	-	-	-	-	-	39,834.86
Total Landscape	3,525.07	2,514.50	11,363.06	10,037.16	5,030.22	4,724.62	2,640.23	-	-	-	-	-	39,834.86
Building/Maintenance	700.00	-	-	-	-	-	-	-	-	-	-	-	700.00
5400-00 Bldg Maintenance	80.00	-	80.00	80.00	80.00	80.00	80.00	-	-	-	-	-	480.00
5420-00 Exterminating	780.00	-	80.00	80.00	80.00	80.00	80.00	-	-	-	-	-	1,180.00
Total	780.00	-	80.00	80.00	80.00	80.00	80.00	-	-	-	-	-	1,180.00
Building/Maintenance	780.00	-	80.00	80.00	80.00	80.00	80.00	-	-	-	-	-	1,180.00



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pool													
5600-00 Pool Mgmt Contract	\$2,008.71	\$4,017.42	\$4,017.42	\$8,034.84	\$8,034.84	\$8,034.84	\$4,017.42	\$-	\$-	\$-	\$-	\$-	\$38,165.49
5610-00 Pool Maintenance	-	360.00	-	6,022.30	7,203.53	1,995.33	107.25	-	-	-	-	-	15,688.41
5630-00 Pool Equipment	-	-	418.85	-	-	-	-	-	-	-	-	-	418.85
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	75.08	75.08	-	-	-	-	-	525.56
Total Pool	2,083.79	4,452.50	4,511.35	14,132.22	15,313.45	10,105.25	4,199.75	-	-	-	-	-	54,798.31
Recreational													
5700-00 Clubhouse Expense	-	-	-	-	-	669.24	-	-	-	-	-	-	669.24
5710-00 Clubhouse Cleaning	-	-	50.00	200.00	75.00	434.00	559.00	-	-	-	-	-	1,318.00
Total Recreational	-	-	50.00	200.00	75.00	1,103.24	559.00	-	-	-	-	-	1,987.24
Utilities													
6000-00 Electric 220 Utilities	797.19	839.20	846.15	858.57	895.74	938.56	1,180.70	-	-	-	-	-	6,356.11
6010-00 Gas 220 Utilities	81.46	164.68	109.91	35.13	27.76	27.78	26.91	-	-	-	-	-	473.63
6020-00 Phone/Internet 220	405.38	112.31	407.81	742.66	576.05	112.31	112.31	-	-	-	-	-	2,468.83
Utilities													
6040-00 Water	4,028.03	834.29	252.31	244.21	255.51	1,864.98	2,016.42	-	-	-	-	-	9,495.75
Total Utilities	5,312.06	1,950.48	1,616.18	1,880.57	1,755.06	2,943.63	3,336.34	-	-	-	-	-	18,794.32
Administrative													
6200-00 Management Fees	1,822.50	1,822.50	2,430.00	2,025.00	2,025.00	2,025.00	2,025.00	-	-	-	-	-	14,175.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
6240-00 Legal Fees 230 Prof Fees	80.00	1,722.25	-	1,162.00	1,426.25	-	1,760.00	-	-	-	-	-	6,150.50
Total Administrative	1,902.50	3,544.75	2,430.00	3,487.00	3,451.25	2,025.00	3,785.00	-	-	-	-	-	20,625.50
Total OPERATING EXPENSE	14,836.87	13,190.53	21,109.68	30,983.16	26,612.07	22,263.24	17,758.24	-	-	-	-	-	146,753.79
Net Income:	127,303.98	(11,045.74)	(16,806.74)	(29,763.06)	(25,545.67)	(16,069.21)	125,702.95	-	-	-	-	-	153,776.51



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 07/31/2024

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Description	Current Period			Percent	Actual	Budget	Variance	Year-to-date		Percent	Annual Budget
	Actual	Budget	Variance					Budget	Variance		
OPERATING INCOME											
Income											
3010-00 Homeowner Assessment	\$141,750.00	\$141,750.00	\$-	0.00 %	\$283,520.00	\$283,500.00	\$20.00	\$283,500.00	\$20.00	0.01 %	\$283,500.00
3085-00 NSF Fees	-	-	-	0.00 %	70.00	-	70.00	-	70.00	0.00 %	-
3090-00 Fine Income	300.00	-	300.00	0.00 %	7,800.00	-	7,800.00	-	7,800.00	0.00 %	-
3100-00 Late Fee Income	60.00	-	60.00	0.00 %	1,710.00	-	1,710.00	-	1,710.00	0.00 %	-
3140-00 Clubhouse Rental	425.00	166.67	258.33	154.99 %	1,875.00	1,166.69	708.31	1,166.69	708.31	60.71 %	2,000.00
3160-00 Pool Key Income	40.00	-	40.00	0.00 %	480.00	-	480.00	-	480.00	0.00 %	-
3310-00 Interest Income	886.19	-	886.19	0.00 %	5,075.30	-	5,075.30	-	5,075.30	0.00 %	-
Total Income	\$143,461.19	\$141,916.67	\$1,544.52	1.09%	\$300,530.30	\$284,666.69	\$15,863.61	\$284,666.69	\$15,863.61	5.57 %	\$285,500.00
OPERATING EXPENSE											
Contract											
5010-00 Del Fee Split	45.00	-	(45.00)	0.00 %	1,447.50	-	(1,447.50)	-	(1,447.50)	0.00 %	-
5030-00 Collection Fee Service	-	-	-	0.00 %	373.50	-	(373.50)	-	(373.50)	0.00 %	-
5040-00 Fine Collect Expense	133.75	-	(133.75)	0.00 %	216.25	-	(216.25)	-	(216.25)	0.00 %	-
5100-00 Admin Services	49.40	100.00	50.60	50.60 %	1,068.99	700.00	(368.99)	700.00	(368.99)	(52.71)%	1,200.00
5110-00 Admin Supplies	428.56	166.67	(261.89)	(157.13)%	1,497.53	1,166.69	(330.84)	1,166.69	(330.84)	(28.36)%	2,000.00
5150-00 Meeting Expense	1,125.00	-	(1,125.00)	0.00 %	1,250.00	-	(1,250.00)	-	(1,250.00)	0.00 %	-
5170-00 Postage	272.68	133.33	(139.35)	(104.52)%	991.24	933.31	(57.93)	933.31	(57.93)	(6.21)%	1,600.00
5180-00 Social Expense	807.36	625.00	(182.36)	(29.18)%	807.36	4,375.00	3,567.64	4,375.00	3,567.64	81.55 %	7,500.00
5190-00 Violation Letters	264.00	500.00	236.00	47.20 %	1,656.00	3,500.00	1,844.00	3,500.00	1,844.00	52.69 %	6,000.00
5200-00 Website	32.17	33.33	1.16	3.48 %	225.19	233.31	8.12	233.31	8.12	3.48 %	400.00
Total Contract	\$3,157.92	\$1,558.33	(\$1,599.59)	(102.65)%	\$9,533.56	\$10,908.31	\$1,374.75	\$10,908.31	\$1,374.75	12.60 %	\$18,700.00
Landscape											
5300-00 Landscape Contract	2,640.23	2,514.50	(125.73)	(5.00)%	17,978.69	17,601.50	(377.19)	17,601.50	(377.19)	(2.14)%	30,174.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	1,750.00	1,750.00	1,750.00	1,750.00	100.00 %	3,000.00
5310-00 Ground Maintenance	-	1,250.00	1,250.00	100.00 %	20,309.22	8,750.00	(11,559.22)	8,750.00	(11,559.22)	(132.11)%	15,000.00
5330-00 Irrigation Maintenance	-	250.00	250.00	100.00 %	853.20	1,750.00	896.80	1,750.00	896.80	51.25 %	3,000.00
5360-00 Security Services	-	83.33	83.33	100.00 %	119.96	583.31	463.35	583.31	463.35	79.43 %	1,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	573.79	875.00	301.21	875.00	301.21	34.42 %	1,500.00
Total Landscape	\$2,640.23	\$4,472.83	\$1,832.60	40.97%	\$39,834.86	\$31,309.81	(\$8,525.05)	\$31,309.81	(\$8,525.05)	(27.23)%	\$53,674.00
Building/Maintenance											
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	700.00	583.31	(116.69)	583.31	(116.69)	(20.00)%	1,000.00
5420-00 Exterminating	80.00	166.67	86.67	52.00 %	480.00	1,166.69	686.69	1,166.69	686.69	58.86 %	2,000.00
5460-00 Plumbing Maintenance	-	83.33	83.33	100.00 %	-	583.31	583.31	583.31	583.31	100.00 %	1,000.00
Total Building/Maintenance	\$80.00	\$333.33	\$253.33	76.00%	\$1,180.00	\$2,333.31	\$1,153.31	\$2,333.31	\$1,153.31	49.43 %	\$4,000.00



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	
Pool									
5600-00 Pool Mgmt Contract	\$4,017.42	\$3,300.00	(\$717.42)	(21.74)%	\$38,165.49	\$23,100.00	(\$15,065.49)	(65.22)%	\$39,600.00
5610-00 Pool Maintenance	107.25	416.67	309.42	74.26 %	15,688.41	2,916.69	(12,771.72)	(437.88)%	5,000.00
5630-00 Pool Equipment	-	166.67	166.67	100.00 %	418.85	1,166.69	747.84	64.10 %	2,000.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	525.56	466.69	(58.87)	(12.61)%	800.00
Total Pool	\$4,199.75	\$3,950.01	(\$249.74)	(6.32)%	\$54,798.31	\$27,650.07	(\$27,148.24)	(98.19)%	\$47,400.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	669.24	2,041.69	1,372.45	67.22 %	3,500.00
5710-00 Clubhouse Cleaning	559.00	583.33	24.33	4.17 %	1,318.00	4,083.31	2,765.31	67.72 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	291.69	291.69	100.00 %	500.00
Total Recreational	\$559.00	\$916.67	\$357.67	39.02%	\$1,987.24	\$6,416.69	\$4,429.45	69.03 %	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	1,180.70	791.67	(389.03)	(49.14)%	6,356.11	5,541.69	(814.42)	(14.70)%	9,500.00
6010-00 Gas 220 Utilities	26.91	50.00	23.09	46.18 %	473.63	350.00	(123.63)	(35.32)%	600.00
6020-00 Phone/Internet 220 Utilities	112.31	291.67	179.36	61.49 %	2,468.83	2,041.69	(427.14)	(20.92)%	3,500.00
6040-00 Water	2,016.42	1,000.00	(1,016.42)	(101.64)%	9,495.75	7,000.00	(2,495.75)	(35.65)%	12,000.00
Total Utilities	\$3,336.34	\$2,133.34	(\$1,203.00)	(56.39)%	\$18,794.32	\$14,933.38	(\$3,860.94)	(25.85)%	\$25,600.00
Administrative									
6200-00 Management Fees	2,025.00	2,025.00	-	0.00 %	14,175.00	14,175.00	-	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	1,760.00	416.67	(1,343.33)	(322.40)%	6,150.50	2,916.69	(3,233.81)	(110.87)%	5,000.00
Total Administrative	\$3,785.00	\$2,441.67	(\$1,343.33)	(55.02)%	\$20,625.50	\$17,441.69	(\$3,183.81)	(18.25)%	\$33,680.00
Total OPERATING EXPENSE	\$17,758.24	\$15,806.18	(\$1,952.06)	(12.35)%	\$146,753.79	\$110,993.26	(\$35,760.53)	(32.22)%	\$194,054.00
Net Income:	\$125,702.95	\$126,110.49	(\$407.54)	(0.32)%	\$153,776.51	\$173,673.43	(\$19,896.92)	(11.46)%	\$91,446.00