



Financial Report Package

July 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 07/31/2023

Date: 8/4/2023

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Assets

Assets

10-1000-00 Operating - SouthState	\$91,656.58	
10-1020-00 Reserve - SouthState	161,835.83	
Total Assets:		<u>\$253,492.41</u>

Accounts Receivable

12-1270-00 Accounts Receivable	42,454.50	
Total Accounts Receivable:		<u>\$42,454.50</u>

Total Assets:**\$295,946.91****Liabilities & Equity**

Liabilities

20-2070-00 Prepaid Dues	6,087.00	
Total Liabilities:		<u>\$6,087.00</u>

Earnings

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

Total Earnings:

Net Income Gain / Loss	105,683.74	
		<u>\$105,683.74</u>

Total Liabilities & Equity:**\$295,946.91**



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: July 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	\$-	\$-	\$-	\$-	\$-	\$267,300.00
3090-00 Fine Income	1,225.00	775.00	-	1,475.00	(225.00)	-	(1,452.50)	-	-	-	-	-	1,797.50
3100-00 Late Fee Income	60.00	1,220.00	460.00	240.00	(320.00)	(160.00)	100.00	-	-	-	-	-	1,600.00
3140-00 Clubhouse Rental	100.00	700.00	400.00	-	200.00	100.00	200.00	-	-	-	-	-	1,700.00
3160-00 Pool Key Income	-	-	10.00	40.00	100.00	220.00	120.00	-	-	-	-	-	490.00
3310-00 Interest Income	14.02	12.39	55.39	49.92	58.71	53.35	343.58	-	-	-	-	-	587.36
Total Income	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	132,961.08	-	-	-	-	-	273,474.86
Total OPERATING INCOME	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	132,961.08	-	-	-	-	-	273,474.86
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	420.00	273.75	356.25	120.00	135.00	-	-	-	-	-	1,890.00
5040-00 Fine Collect Expense	207.50	95.00	56.75	-	133.00	156.25	(26.87)	-	-	-	-	-	621.63
5100-00 Admin Services	421.00	136.00	186.00	41.00	136.00	136.00	41.00	-	-	-	-	-	1,097.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	41.53	453.50	-	-	-	-	-	1,623.50
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	40.95	283.50	-	-	-	-	-	1,033.77
5180-00 Social Expense	2,264.99	-	-	-	-	-	973.77	-	-	-	-	-	3,238.76
5190-00 Violation Letters	16.00	192.00	392.00	800.00	544.00	432.00	632.00	-	-	-	-	-	3,008.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	-	-	-	-	-	225.19
Total Contract	3,999.79	815.88	1,228.99	1,303.80	1,906.42	958.90	2,524.07	-	-	-	-	-	12,737.85
Landscape													
5300-00 Landscape Contract	2,394.75	2,394.75	2,394.75	2,394.75	-	-	7,543.50	-	-	-	-	-	17,122.50
5310-00 Ground Maintenance	-	3,475.00	850.00	190.89	650.00	2,205.00	7,003.30	-	-	-	-	-	14,374.19
5330-00 Irrigation	-	-	-	-	-	4,740.45	-	-	-	-	-	-	4,740.45
Maintenance	-	-	-	-	1,960.43	-	128.70	-	-	-	-	-	2,089.13
5370-00 Sign Maintenance	-	-	-	-	1,960.43	-	128.70	-	-	-	-	-	2,089.13
Total Landscape	2,394.75	5,869.75	3,244.75	2,585.64	2,610.43	6,945.45	14,675.50	-	-	-	-	-	38,326.27
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	80.00	-	-	-	-	-	560.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	160.00	-	80.00	1,277.32	160.00	-	80.00	-	-	-	-	-	1,757.32
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	3,905.83	-	-	-	-	-	37,465.36
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	75.08	-	-	-	-	-	525.56
Total Pool	14,983.80	17,543.68	4,107.66	9,276.37	8,288.92	7,978.62	3,980.91	-	-	-	-	-	66,159.96



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

Date: 8/4/2023
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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	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,632.11
5710-00 Clubhouse Cleaning	77.61	350.00	250.00	136.90	200.00	384.00	409.00	-	-	-	-	-	1,807.51
Total Recreational	77.61	350.00	250.00	136.90	4,832.11	384.00	409.00	-	-	-	-	-	6,439.62
Utilities													
6000-00 Electric 220 Utilities	668.85	769.66	738.46	737.44	814.89	837.46	927.63	-	-	-	-	-	5,494.39
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	27.88	26.63	27.75	-	-	-	-	-	468.63
6020-00 Phone/Internet 220 Utilities	336.96	96.29	610.63	369.21	426.98	396.42	396.31	-	-	-	-	-	2,632.80
6040-00 Water	305.07	262.11	370.23	240.55	270.47	329.83	2,164.02	-	-	-	-	-	3,942.28
Total Utilities	1,453.58	1,270.72	1,786.13	1,381.40	1,540.22	1,590.34	3,515.71	-	-	-	-	-	12,538.10
Administrative													
6200-00 Management Fees	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	-	-	-	-	-	12,757.50
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	580.00	1,862.00	-	-	-	-	-	11,874.50
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	3,684.50	-	-	-	-	-	29,832.00
Total OPERATING EXPENSE	29,804.53	34,397.53	15,160.03	17,903.93	21,395.60	20,259.81	28,869.69	-	-	-	-	-	167,791.12
Net Income	105,244.49	(31,690.14)	(14,234.64)	(16,099.01)	(21,581.89)	(20,046.46)	104,091.39	-	-	-	-	-	105,683.74



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 07/31/2023

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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	\$133,650.00	\$133,650.00	\$-	0.00 %	\$267,300.00	\$267,300.00	\$-	0.00 %	\$267,300.00
3090-00 Fine Income	(1,452.50)	-	(1,452.50)	0.00 %	1,797.50	-	1,797.50	0.00 %	-
3100-00 Late Fee Income	100.00	-	100.00	0.00 %	1,600.00	-	1,600.00	0.00 %	-
3140-00 Clubhouse Rental	200.00	166.67	33.33	20.00 %	1,700.00	1,166.69	533.31	45.71 %	2,000.00
3160-00 Pool Key Income	120.00	-	120.00	0.00 %	490.00	-	490.00	0.00 %	-
3310-00 Interest Income	343.58	1.67	341.91	20473.65 %	587.36	11.69	575.67	4924.47 %	20.00
Total Income	\$132,961.08	\$133,818.34	(\$857.26)	(0.64)%	\$273,474.86	\$268,478.38	\$4,996.48	1.86 %	\$269,320.00
Total OPERATING INCOME	\$132,961.08	\$133,818.34	(\$857.26)	(0.64)%	\$273,474.86	\$268,478.38	\$4,996.48	1.86 %	\$269,320.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	135.00	-	(135.00)	0.00 %	1,890.00	-	(1,890.00)	0.00 %	-
5040-00 Fine Collect Expense	(26.87)	-	26.87	0.00 %	621.63	-	(621.63)	0.00 %	-
5100-00 Admin Services	41.00	25.00	(16.00)	(64.00)%	1,097.00	175.00	(922.00)	(526.86)%	300.00
5110-00 Admin Supplies	453.50	250.00	(203.50)	(81.40)%	1,623.50	1,750.00	126.50	7.23 %	3,000.00
5170-00 Postage	283.50	133.33	(150.17)	(112.63)%	1,033.77	933.31	(100.46)	(10.76)%	1,600.00
5180-00 Social Expense	973.77	625.00	(348.77)	(55.80)%	3,238.76	4,375.00	1,136.24	25.97 %	7,500.00
5190-00 Violation Letters	632.00	666.67	34.67	5.20 %	3,008.00	4,666.69	1,658.69	35.54 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	225.19	210.00	(15.19)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	175.00	175.00	100.00 %	300.00
Total Contract	\$2,524.07	\$1,755.00	(\$769.07)	(43.82)%	\$12,737.85	\$12,285.00	(\$452.85)	(3.69)%	\$21,060.00
Landscape									
5300-00 Landscape Contract	7,543.50	2,500.00	(5,043.50)	(201.74)%	17,122.50	17,500.00	377.50	2.16 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	1,750.00	1,750.00	100.00 %	3,000.00
5310-00 Ground Maintenance	7,003.30	1,083.33	(5,919.97)	(546.46)%	14,374.19	7,583.31	(6,790.88)	(89.55)%	13,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	4,740.45	1,166.69	(3,573.76)	(306.32)%	2,000.00
5360-00 Security Services	-	166.67	166.67	100.00 %	-	1,166.69	1,166.69	100.00 %	2,000.00
5370-00 Sign Maintenance	128.70	125.00	(3.70)	(2.96)%	2,089.13	875.00	(1,214.13)	(138.76)%	1,500.00
Total Landscape	\$14,675.50	\$4,291.67	(\$10,383.83)	(241.95)%	\$38,326.27	\$30,041.69	(\$8,284.58)	(27.58)%	\$51,500.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	583.31	583.31	100.00 %	1,000.00
5420-00 Exterminating	80.00	191.67	111.67	58.26 %	560.00	1,341.69	781.69	58.26 %	2,300.00
5460-00 Plumbing Maintenance	-	-	-	0.00 %	1,197.32	-	(1,197.32)	0.00 %	-
Total Building/Maintenance	\$80.00	\$275.00	\$195.00	70.91%	\$1,757.32	\$1,925.00	\$167.68	8.71 %	\$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	\$3,905.83	\$3,208.33	(\$697.50)	(21.74)%	\$37,465.36	\$22,458.31	(\$15,007.05)	(66.82)%	\$38,500.00
5610-00 Pool Maintenance	-	375.00	375.00	100.00 %	28,077.15	2,625.00	(25,452.15)	(969.61)%	4,500.00
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	91.89	1,458.31	1,366.42	93.70 %	2,500.00
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	\$3,980.91	\$3,858.33	(\$122.58)	(3.18)%	\$66,159.96	\$27,008.31	(\$39,151.65)	(144.96)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	4,632.11	2,041.69	(2,590.42)	(126.88)%	3,500.00
5710-00 Clubhouse Cleaning	409.00	583.33	174.33	29.89 %	1,807.51	4,083.31	2,275.80	55.73 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	291.69	291.69	100.00 %	500.00
Total Recreational	\$409.00	\$916.67	\$507.67	55.38%	\$6,439.62	\$6,416.69	(\$22.93)	(0.36)%	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	927.63	791.67	(135.96)	(17.17)%	5,494.39	5,541.69	47.30	0.85 %	9,500.00
6010-00 Gas 220 Utilities	27.75	45.00	17.25	38.33 %	468.63	315.00	(153.63)	(48.77)%	540.00
6020-00 Phone/Internet 220 Utilities	396.31	216.67	(179.64)	(82.91)%	2,632.80	1,516.69	(1,116.11)	(73.59)%	2,600.00
6040-00 Water	2,164.02	833.33	(1,330.69)	(159.68)%	3,942.28	5,833.31	1,891.03	32.42 %	10,000.00
Total Utilities	\$3,515.71	\$1,886.67	(\$1,629.04)	(86.34)%	\$12,538.10	\$13,206.69	\$668.59	5.06 %	\$22,640.00
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26 %	12,757.50	13,466.25	708.75	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	1,862.00	166.67	(1,695.33)	(1017.18)%	11,874.50	1,166.69	(10,707.81)	(917.79)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$3,684.50	\$2,090.42	(\$1,594.08)	(76.26)%	\$29,832.00	\$14,982.94	(\$14,849.06)	(99.11)%	\$29,465.00
Total OPERATING EXPENSE	\$28,869.69	\$15,073.76	(\$13,795.93)	(91.52)%	\$167,791.12	\$105,866.32	(\$61,924.80)	(58.49)%	\$185,265.00
Net Income:	\$104,091.39	\$118,744.58	(\$14,653.19)	(12.34)%	\$105,683.74	\$162,612.06	(\$56,928.32)	(35.01)%	\$84,055.00