



Financial Report Package

September 2021

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

By

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 09/30/2021

Date: 10/5/2021

Time: 11:13 am

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Assets

Assets

10-1000-00	Operating - Premier	\$113,409.75	
10-1020-00	Investment Short Term	57,210.69	

Total Assets:			<u>\$170,620.44</u>
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Accounts Receivable

12-1270-00	Accounts Receivable	8,597.52	
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Total Accounts Receivable:			<u>\$8,597.52</u>
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Total Assets:			<u><u>\$179,217.96</u></u>
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Liabilities & Equity

Liabilities

20-2070-00	Prepaid Dues	6,384.00	
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Total Liabilities:			<u>\$6,384.00</u>
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Earnings

29-2900-00	Retained Earnings	110,227.05	
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Total Earnings:			<u>\$110,227.05</u>
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Net Income Gain / Loss		62,606.91	
			<u>\$62,606.91</u>

Total Liabilities & Equity:			<u><u>\$179,217.96</u></u>
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Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: September 2021

Date: 10/5/2021
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$110,970.00	\$-	\$-	\$-	\$-	\$- \$110,970.00	\$-	\$-	\$-	\$-	\$-	\$-	\$221,940.00
Assessment	100.00	900.00	560.00	260.00	160.00	120.00	40.00	960.00	200.00	-	-	-	3,300.00
3100-00 Late Fee Income	-	-	-	-	-	30.00	-	-	-	-	-	-	30.00
3110-00 Payment Plan Income	-	300.00	100.00	825.00	700.00	-	200.00	-	-	-	-	-	2,125.00
3140-00 Clubhouse Rental	-	-	-	-	220.00	110.00	40.00	50.00	20.00	-	-	-	440.00
3160-00 Pool Key Income	20.29	14.22	6.70	6.36	6.37	6.10	6.38	6.81	1.42	-	-	-	74.65
3310-00 Interest Income	111,090.29	1,214.22	666.70	1,091.36	1,086.37	266.10	111,256.38	1,016.81	221.42	-	-	-	227,909.65
Total Income	111,090.29	1,214.22	666.70	1,091.36	1,086.37	266.10	111,256.38	1,016.81	221.42	-	-	-	227,909.65
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	60.00	246.75	145.50	600.00	588.38	180.00	199.48	375.00	195.00	-	-	-	2,590.11
5040-00 Fine Collect Expense	135.00	-	-	168.13	0.25	-	-	-	-	-	-	-	303.38
5100-00 Admin Services	-	-	40.00	-	-	-	-	-	-	-	-	-	40.00
5110-00 Admin Supplies	490.40	67.60	59.20	98.00	25.54	87.31	460.59	22.40	81.40	-	-	-	1,392.44
5170-00 Postage	215.60	36.30	61.45	91.30	8.25	73.15	274.45	20.90	78.65	-	-	-	860.05
5180-00 Social Expense	-	-	-	587.51	8.25	219.05	442.96	-	-	-	-	-	1,249.52
5190-00 Violation Letters	-	472.00	304.00	1,024.00	32.00	968.00	960.00	208.00	576.00	-	-	-	4,544.00
5200-00 Website	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	-	-	-	270.00
Total Contract	931.00	852.65	640.15	2,598.94	684.42	1,557.51	2,367.48	656.30	961.05	-	-	-	11,249.50
Landscape													
5300-00 Landscape Contract	2,325.00	2,325.00	2,325.00	2,325.00	-	-	-	9,300.00	2,325.00	-	-	-	20,925.00
5310-00 Ground Maintenance	-	-	2,200.00	-	960.00	1,800.00	4,250.00	1,220.89	150.00	-	-	-	10,580.89
5360-00 Security Services	672.99	888.99	1,104.99	1,104.99	888.99	888.99	1,261.96	1,032.99	24.99	-	-	-	7,869.88
Total Landscape	2,997.99	3,213.99	5,629.99	3,429.99	1,848.99	2,688.99	5,511.96	11,553.88	2,499.99	-	-	-	39,375.77
Building/Maintenance													
5420-00 Exterminating	80.00	80.00	-	160.00	-	80.00	-	160.00	-	-	-	-	560.00
Total	80.00	80.00	-	160.00	-	80.00	-	160.00	-	-	-	-	560.00
Pool													
5600-00 Pool Mgmt Contract	-	-	4,010.00	8,020.00	8,132.28	8,136.29	8,136.29	2,005.00	2,034.08	-	-	-	40,473.94
5610-00 Pool Maintenance	-	635.23	1,819.43	5,762.51	1,033.05	121.10	564.20	34.20	-	-	-	-	9,969.72
5630-00 Pool Equipment	-	-	2,145.00	-	-	-	-	-	-	-	-	-	2,145.00
5635-00 Pool Key Fob	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	-	-	-	630.00
Total Pool	70.00	705.23	8,044.43	13,852.51	9,235.33	8,327.39	8,770.49	2,109.20	2,104.08	-	-	-	53,218.66
Recreational													
5700-00 Clubhouse Expense	-	-	-	-	-	2,804.42	-	1,358.05	-	-	-	-	4,162.47
5710-00 Clubhouse Cleaning	126.43	64.24	50.00	100.00	122.38	50.00	100.00	81.00	-	-	-	-	694.05
Total Recreational	126.43	64.24	50.00	100.00	122.38	2,854.42	100.00	1,439.05	-	-	-	-	4,856.52
Utilities													
6000-00 Electric 220 Utilities	437.51	436.15	674.75	82.34	889.12	803.19	946.34	1,071.62	1,010.66	-	-	-	6,351.68
6010-00 Gas 220 Utilities	27.34	99.50	112.65	51.47	30.25	27.37	27.37	26.65	26.65	-	-	-	429.25



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: September 2021

Date: 10/5/2021
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
6020-00 Phone/Internet 220	\$265.33	\$96.29	\$445.89	\$287.73	\$287.82	\$287.82	\$287.68	\$287.59	\$287.59	\$-	\$-	\$-	\$2,533.74
Utilities													
6040-00 Water	2,268.50	-	-	-	583.79	609.90	543.92	1,202.31	1,074.70	-	-	-	6,283.12
Total Utilities	2,998.68	631.94	1,233.29	421.54	1,790.98	1,728.28	1,805.31	2,588.17	2,399.60	-	-	-	15,597.79
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	1,822.50	1,822.50	-	-	-	16,402.50
6220-00 CPA Fees 230 Prof	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00
Fees													
6240-00 Legal Fees 230 Prof	-	-	-	-	-	-	1,321.50	402.50	-	-	-	-	1,724.00
Fees													
Total Administrative	1,822.50	2,122.50	1,822.50	1,822.50	1,822.50	1,822.50	3,144.00	2,225.00	1,822.50	-	-	-	18,426.50
Reserve Expense													
6930-00 Landscape Reserve	-	-	-	-	12,961.00	-	-	-	-	-	-	-	12,961.00
Expense													
6950-00 Building Maintenance	-	-	-	-	-	9,057.00	-	-	-	-	-	-	9,057.00
Reserve													
Total Reserve Expense	-	-	-	-	12,961.00	9,057.00	-	-	-	-	-	-	22,018.00
Total OPERATING EXPENSE	9,026.60	7,670.55	17,420.36	22,385.48	28,465.60	28,116.09	21,699.24	20,731.60	9,787.22	-	-	-	165,302.74
Net Income:	102,063.69	(6,456.33)	(16,753.66)	(21,294.12)	(27,379.23)	(27,849.99)	89,557.14	(19,714.79)	(9,565.80)	-	-	-	62,606.91



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

09/30/2021

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	
OPERATING INCOME							
Income							
3010-00 Homeowner Assessment	\$-	\$-	\$-	0.00 %	\$221,940.00	\$221,940.00	\$221,940.00
3100-00 Late Fee Income	200.00	-	200.00	0.00 %	3,300.00	3,300.00	-
3110-00 Payment Plan Income	-	-	-	0.00 %	30.00	30.00	-
3140-00 Clubhouse Rental	-	133.33	(133.33)	(100.00)%	2,125.00	1,199.97	925.03
3160-00 Pool Key Income	20.00	-	20.00	0.00 %	440.00	-	440.00
3310-00 Interest Income	1.42	16.67	(15.25)	(91.48)%	74.65	150.03	(75.38)
Total Income	\$221.42	\$150.00	\$71.42	47.61%	\$227,909.65	\$223,290.00	\$4,619.65
Total OPERATING INCOME	\$221.42	\$150.00	\$71.42	47.61%	\$227,909.65	\$223,290.00	\$4,619.65
OPERATING EXPENSE							
Contract							
5010-00 Del Fee Split	195.00	-	(195.00)	0.00 %	2,590.11	-	(2,590.11)
5040-00 Fine Collect Expense	-	-	-	0.00 %	303.38	-	(303.38)
5100-00 Admin Services	-	-	-	0.00 %	40.00	-	(40.00)
5110-00 Admin Supplies	81.40	158.33	76.93	48.59 %	1,392.44	1,424.97	32.53
5170-00 Postage	78.65	125.00	46.35	37.08 %	860.05	1,125.00	264.95
5180-00 Social Expense	-	550.00	550.00	100.00 %	1,249.52	4,950.00	3,700.48
5190-00 Violation Letters	576.00	583.33	7.33	1.26 %	4,544.00	5,249.97	705.97
5200-00 Website	30.00	30.00	-	0.00 %	270.00	270.00	-
5220-00 Miscellaneous Expense	-	25.00	25.00	0.00 %	-	225.00	225.00
Total Contract	\$961.05	\$1,471.66	\$510.61	34.70%	\$11,249.50	\$13,244.94	\$1,995.44
Landscape							
5300-00 Landscape Contract	2,325.00	2,325.00	-	0.00 %	20,925.00	20,925.00	-
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	2,250.00	2,250.00
5310-00 Ground Maintenance	150.00	833.33	683.33	82.00 %	10,580.89	7,499.97	(3,080.92)
5330-00 Irrigation Maintenance	-	41.67	41.67	100.00 %	-	375.03	375.03
5360-00 Security Services	24.99	750.00	725.01	96.67 %	7,869.88	6,750.00	(1,119.88)
Total Landscape	\$2,499.99	\$4,200.00	\$1,700.01	40.48%	\$39,375.77	\$37,800.00	(\$1,575.77)
Building/Maintenance							
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	749.97	749.97
5420-00 Exterminating	-	191.67	191.67	100.00 %	560.00	1,725.03	1,165.03
Total Building/Maintenance	\$-	\$275.00	\$275.00	100.00%	\$560.00	\$2,475.00	\$1,915.00
Pool							
5600-00 Pool Mgmt Contract	2,034.08	3,341.67	1,307.59	39.13 %	40,473.94	30,075.03	(10,398.91)
5610-00 Pool Maintenance	-	333.33	333.33	100.00 %	9,969.72	2,999.97	(6,969.75)
5620-00 Pool Supplies	-	8.33	8.33	100.00 %	-	74.97	74.97
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	2,145.00	1,874.97	(270.03)
5635-00 Pool Key Fob	70.00	66.67	(3.33)	(4.99)%	630.00	600.03	(29.97)
Total Pool	2,104.08	\$3,956.33	\$1,853.25	46.85%	\$53,218.66	\$35,824.97	\$17,393.69
Total Annual Budget	\$223,740.00	\$223,740.00	\$0.00	0.00%	\$223,740.00	\$223,740.00	\$0.00



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

09/30/2021

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	
Total Pool	\$2,104.08	\$3,958.33	\$1,854.25	46.84%	\$53,218.66	\$35,624.97	(\$17,593.69)	(49.39)%	\$47,500.00
Recreational									
5700-00 Clubhouse Expense	\$-	\$291.67	\$291.67	100.00%	\$4,162.47	\$2,625.03	(\$1,537.44)	(58.57)%	\$3,500.00
5710-00 Clubhouse Cleaning	-	100.00	100.00	100.00%	694.05	900.00	205.95	22.88%	1,200.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00%	-	375.03	375.03	100.00%	500.00
Total Recreational	\$-	\$433.34	\$433.34	100.00%	\$4,856.52	\$3,900.06	(\$956.46)	(24.52)%	\$5,200.00
Utilities									
6000-00 Electric 220 Utilities	1,010.66	791.67	(218.99)	(27.66)%	6,351.68	7,125.03	773.35	10.85%	9,500.00
6010-00 Gas 220 Utilities	26.65	45.00	18.35	40.78%	429.25	405.00	(24.25)	(5.99)%	540.00
6020-00 Phone/Internet 220 Utilities	287.59	202.00	(85.59)	(42.37)%	2,533.74	1,818.00	(715.74)	(39.37)%	2,424.00
6040-00 Water	1,074.70	833.33	(241.37)	(28.96)%	6,283.12	7,499.97	1,216.85	16.22%	10,000.00
Total Utilities	\$2,399.60	\$1,872.00	(\$527.60)	(28.18)%	\$15,597.79	\$16,848.00	\$1,250.21	7.42%	\$22,464.00
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26%	16,402.50	17,313.75	911.25	5.26%	23,085.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	0.00%	300.00	400.00	100.00	25.00%	400.00
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	0.00%	-	-	-	0.00%	3,504.00
6240-00 Legal Fees 230 Prof Fees	-	33.33	33.33	100.00%	1,724.00	299.97	(1,424.03)	(474.72)%	400.00
Total Administrative	\$1,822.50	\$1,957.08	\$134.58	6.88%	\$18,426.50	\$18,013.72	(\$412.78)	(2.29)%	\$27,389.00
Reserve Expense									
6930-00 Landscape Reserve Expense	-	1,000.00	1,000.00	100.00%	12,961.00	9,000.00	(3,961.00)	(44.01)%	12,000.00
6950-00 Building Maintenance Reserve	-	-	-	0.00%	9,057.00	-	(9,057.00)	0.00%	-
6960-00 Recreational Reserve	-	1,250.00	1,250.00	100.00%	-	11,250.00	11,250.00	100.00%	15,000.00
Total Reserve Expense	\$-	\$2,250.00	\$2,250.00	100.00%	\$22,018.00	\$20,250.00	(\$1,768.00)	(8.73)%	\$27,000.00
Total OPERATING EXPENSE	\$9,787.22	\$16,417.41	\$6,630.19	40.39%	\$165,302.74	\$148,156.69	(\$17,146.05)	(11.57)%	\$200,913.00
Net Income:	(\$9,565.80)	(\$16,267.41)	\$6,701.61	(157.74)%	\$62,606.91	\$75,133.31	(\$12,526.40)	(83.15)%	\$22,827.00