



Financial Report Package

September 2022

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 09/30/2022

Date: 10/5/2022

Time: 3:27 pm

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Assets

Assets

10-1000-00	Operating - Premier	\$153,380.28	
10-1020-00	Investment Short Term	57,225.29	

Total Assets:			<u>\$210,605.57</u>
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Accounts Receivable

12-1270-00	Accounts Receivable	21,563.50	
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Total Accounts Receivable:			<u>\$21,563.50</u>
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Total Assets:			<u><u>\$232,169.07</u></u>
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Liabilities & Equity

Liabilities

20-2070-00	Prepaid Dues	3,611.50	
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Total Liabilities:			<u>\$3,611.50</u>
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Earnings

29-2900-00	Retained Earnings	136,522.89	
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Total Earnings:			<u>\$136,522.89</u>
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Net Income Gain / Loss		92,034.68	
			<u>\$92,034.68</u>

Total Liabilities & Equity:			<u><u>\$232,169.07</u></u>
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Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: September 2022

Date: 10/5/2022
 Time: 3:27 pm
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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	\$121,500.00	\$-	\$-	\$-	\$-	\$-	\$121,500.00	\$-	\$-	\$-	\$-	\$-	\$243,000.00
3085-00 NSF Fees	-	-	-	-	-	(6.00)	23.00	-	-	-	-	-	17.00
3090-00 Fine Income	4,275.00	775.00	1,475.00	-	-	-	1,250.00	1,675.00	1,325.00	-	-	-	10,775.00
3100-00 Late Fee Income	-	1,120.00	420.00	240.00	160.00	100.00	60.00	1,140.00	340.00	-	-	-	3,580.00
3140-00 Clubhouse Rental	100.00	-	100.00	-	800.00	100.00	100.00	-	200.00	-	-	-	1,400.00
3160-00 Pool Key Income	40.00	-	20.00	-	40.00	100.00	95.00	20.00	-	-	-	-	315.00
3310-00 Interest Income	1.79	1.78	1.98	1.59	1.64	1.46	1.68	6.69	6.02	-	-	-	24.63
Total Income	125,916.79	1,896.78	2,016.98	241.59	1,001.64	295.46	123,029.68	2,841.69	1,871.02	-	-	-	259,111.63
Total OPERATING INCOME	125,916.79	1,896.78	2,016.98	241.59	1,001.64	295.46	123,029.68	2,841.69	1,871.02	-	-	-	259,111.63
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	75.00	240.00	300.00	180.00	240.00	90.00	75.00	420.00	270.00	-	-	-	1,890.00
5040-00 Fine Collect Expense	-	12.50	-	-	-	-	403.50	69.50	55.75	-	-	-	541.25
5100-00 Admin Services	-	35.00	85.00	35.00	59.99	35.00	35.00	35.00	34.90	-	-	-	354.89
5110-00 Admin Supplies	506.00	50.81	92.35	58.08	1,656.63	99.76	474.83	116.60	131.78	-	-	-	3,186.84
5170-00 Postage	243.02	6.96	79.46	53.36	696.50	59.74	281.30	108.00	123.00	-	-	-	1,651.34
5180-00 Social Expense	-	-	(50.00)	358.04	-	110.14	754.45	1,210.20	534.82	-	-	-	2,917.65
5190-00 Violation Letters	136.00	40.00	568.00	528.00	952.00	728.00	880.00	1,384.00	1,104.00	-	-	-	6,320.00
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	990.02	415.27	1,104.81	1,242.48	3,635.12	1,152.64	2,934.08	3,373.30	2,284.25	-	-	-	17,131.97
Landscape													
5300-00 Landscape Contract	2,325.00	2,325.00	2,325.00	2,394.75	-	6,409.50	2,394.75	-	4,789.50	-	-	-	22,963.50
5305-00 Landscape Committee	-	-	780.00	-	-	-	-	-	-	-	-	-	780.00
5310-00 Ground Maintenance	3,731.00	-	(459.11)	199.00	-	-	-	280.00	190.89	-	-	-	3,941.78
5330-00 Irrigation Maintenance	-	-	-	-	-	256.45	-	-	-	-	-	-	256.45
5360-00 Security Services	24.99	24.99	24.99	24.99	27.99	27.99	27.99	27.99	126.99	-	-	-	338.91
5370-00 Sign Maintenance	-	-	-	287.59	-	-	487.99	-	-	-	-	-	775.58
Total Landscape	6,080.99	2,349.99	2,670.88	2,906.33	27.99	6,693.94	2,910.73	307.99	5,107.38	-	-	-	29,056.22
Building/Maintenance													
5420-00 Exterminating	160.00	-	160.00	80.00	80.00	80.00	-	80.00	-	-	-	-	640.00
Total	160.00	-	160.00	80.00	80.00	80.00	-	80.00	-	-	-	-	640.00
Building/Maintenance Pool													
5600-00 Pool Mgmt Contract	-	-	4,068.15	10,039.29	10,039.29	10,039.29	8,136.29	2,034.08	2,034.08	-	-	-	46,390.47
5610-00 Pool Maintenance	-	-	734.14	575.69	242.39	482.63	-	277.93	-	-	-	-	2,312.78
5630-00 Pool Equipment	-	-	-	-	-	-	6,735.30	-	-	-	-	-	6,735.30
5635-00 Pool Key Fob	70.00	70.00	485.85	70.00	70.00	70.00	70.00	70.00	70.00	-	-	-	1,045.85
Total Pool	70.00	70.00	5,288.14	10,684.98	10,351.68	10,591.92	14,941.59	2,382.01	2,104.08	-	-	-	56,484.40
Recreational													



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: September 2022

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5700-00 Clubhouse Expense	\$-	\$-	\$12,377.50	\$1,732.62	\$463.32	\$4,622.50	\$-	\$567.39	\$-	\$-	\$-	\$-	\$19,763.33
5710-00 Clubhouse Cleaning	50.00	50.00	-	164.74	314.86	-	100.00	50.00	50.00	-	-	-	779.60
5900-00 Recreation	-	-	-	-	1,534.24	-	-	-	-	-	-	-	1,534.24
Maintenance													
Total Recreational	50.00	50.00	12,377.50	1,897.36	2,312.42	4,622.50	100.00	617.39	50.00	-	-	-	22,077.17
Utilities													
6000-00 Electric 220 Utilities	404.59	441.67	398.22	604.06	687.99	843.99	971.50	1,002.61	953.61	-	-	-	6,308.24
6010-00 Gas 220 Utilities	63.08	111.60	112.46	74.83	34.41	28.38	27.84	27.84	27.84	-	-	-	508.28
6020-00 Phone/Internet 220	303.35	303.10	303.10	302.98	335.35	319.40	320.18	320.77	320.77	-	-	-	2,829.00
Utilities													
6040-00 Water	502.14	775.84	1,171.88	1,599.33	504.54	229.82	1,373.11	1,435.13	996.38	-	-	-	8,588.17
Total Utilities	1,273.16	1,632.21	1,985.66	2,581.20	1,562.29	1,421.59	2,692.63	2,786.35	2,298.60	-	-	-	18,233.69
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	-	-	337.50	1,078.00	-	154.00	269.50	462.00	-	-	-	-	2,301.00
Fees													
6280-00 Other Professional	-	-	-	-	-	-	-	1,450.00	3,000.00	-	-	-	4,450.00
Fees													
Total Administrative	1,822.50	1,822.50	2,460.00	2,900.50	1,822.50	1,976.50	2,092.00	3,734.50	4,822.50	-	-	-	23,453.50
Total OPERATING EXPENSE	10,446.67	6,339.97	26,046.99	22,292.85	19,792.00	26,539.09	25,671.03	13,281.54	16,666.81	-	-	-	167,076.95
Net Income:	115,470.12	(4,443.19)	(24,030.01)	(22,051.26)	(18,790.36)	(26,243.63)	97,358.65	(10,439.85)	(14,795.79)	-	-	-	92,034.68



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 09/30/2022

Date: 10/5/2022
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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 %	\$243,000.00	\$243,000.00	\$-	0.00 %	\$243,000.00
3085-00 NSF Fees	-	-	-	0.00 %	17.00	-	17.00	0.00 %	-
3090-00 Fine Income	1,325.00	-	1,325.00	0.00 %	10,775.00	-	10,775.00	0.00 %	-
3100-00 Late Fee Income	340.00	-	340.00	0.00 %	3,580.00	-	3,580.00	0.00 %	-
3140-00 Clubhouse Rental	200.00	166.67	33.33	20.00 %	1,400.00	1,500.03	(100.03)	(6.67)%	2,000.00
3160-00 Pool Key Income	-	-	-	0.00 %	315.00	-	315.00	0.00 %	-
3310-00 Interest Income	6.02	12.50	(6.48)	(51.84)%	24.63	112.50	(87.87)	(78.11)%	150.00
Total Income	\$1,871.02	\$179.17	\$1,691.85	944.27%	\$259,111.63	\$244,612.53	\$14,499.10	5.93 %	\$245,150.00
Total OPERATING INCOME	\$1,871.02	\$179.17	\$1,691.85	944.27%	\$259,111.63	\$244,612.53	\$14,499.10	5.93 %	\$245,150.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	270.00	-	(270.00)	0.00 %	1,890.00	-	(1,890.00)	0.00 %	-
5040-00 Fine Collect Expense	55.75	-	(55.75)	0.00 %	541.25	-	(541.25)	0.00 %	-
5100-00 Admin Services	34.90	-	(34.90)	0.00 %	354.89	-	(354.89)	0.00 %	-
5110-00 Admin Supplies	131.78	158.33	26.55	16.77 %	3,186.84	1,424.97	(1,761.87)	(123.64)%	1,900.00
5170-00 Postage	123.00	125.00	2.00	1.60 %	1,651.34	1,125.00	(526.34)	(46.79)%	1,500.00
5180-00 Social Expense	534.82	625.00	90.18	14.43 %	2,917.65	5,625.00	2,707.35	48.13 %	7,500.00
5190-00 Violation Letters	1,104.00	583.33	(520.67)	(89.26)%	6,320.00	5,249.97	(1,070.03)	(20.38)%	7,000.00
5200-00 Website	30.00	30.00	-	0.00 %	270.00	270.00	-	0.00 %	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	225.00	225.00	100.00 %	300.00
Total Contract	\$2,284.25	\$1,546.66	(\$737.59)	(47.69)%	\$17,131.97	\$13,919.94	(\$3,212.03)	(23.08)%	\$18,560.00
Landscape									
5300-00 Landscape Contract	4,789.50	2,325.00	(2,464.50)	(106.00)%	22,963.50	20,925.00	(2,038.50)	(9.74)%	27,900.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	780.00	2,250.00	1,470.00	65.33 %	3,000.00
5310-00 Ground Maintenance	190.89	833.33	642.44	77.09 %	3,941.78	7,499.97	3,558.19	47.44 %	10,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	256.45	1,500.03	1,243.58	82.90 %	2,000.00
5360-00 Security Services	126.99	750.00	623.01	83.07 %	338.91	6,750.00	6,411.09	94.98 %	9,000.00
5370-00 Sign Maintenance	-	166.67	166.67	100.00 %	775.58	1,500.03	724.45	48.30 %	2,000.00
Total Landscape	\$5,107.38	\$4,491.67	(\$615.71)	(13.71)%	\$29,056.22	\$40,425.03	\$11,368.81	28.12 %	\$53,900.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	749.97	749.97	100.00 %	1,000.00
5420-00 Exterminating	-	191.67	191.67	100.00 %	640.00	1,725.03	1,085.03	62.90 %	2,300.00
Total Building/Maintenance	\$-	\$275.00	\$275.00	100.00%	\$640.00	\$2,475.00	\$1,835.00	74.14 %	\$3,300.00
Pool									
5600-00 Pool Mgmt Contract	2,034.08	3,341.67	1,307.59	39.13 %	46,390.47	30,075.03	(16,315.44)	(54.25)%	40,100.00
5610-00 Pool Maintenance	-	333.33	333.33	100.00 %	2,312.78	2,999.97	687.19	22.91 %	4,000.00
5620-00 Pool Supplies	-	8.33	8.33	100.00 %	-	74.97	74.97	100.00 %	100.00



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	Percent	
5630-00 Pool Equipment	\$-	\$208.33	\$208.33	100.00 %	\$6,735.30	\$1,874.97	(\$4,860.33)	(259.22)%	\$2,500.00
5635-00 Pool Key Fob	70.00	66.67	(3.33)	(4.99)%	1,045.85	600.03	(445.82)	(74.30)%	800.00
Total Pool	\$2,104.08	\$3,958.33	\$1,854.25	46.84%	\$56,484.40	\$35,624.97	(\$20,859.43)	(58.55)%	\$47,500.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	19,763.33	2,625.03	(17,138.30)	(652.88)%	3,500.00
5710-00 Clubhouse Cleaning	50.00	100.00	50.00	50.00 %	779.60	900.00	120.40	13.38 %	1,200.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	1,534.24	375.03	(1,159.21)	(309.10)%	500.00
Total Recreational	\$50.00	\$433.34	\$383.34	88.46%	\$22,077.17	\$3,900.06	(\$18,177.11)	(466.07)%	\$5,200.00
Utilities									
6000-00 Electric 220 Utilities	953.61	791.67	(161.94)	(20.46)%	6,308.24	7,125.03	816.79	11.46 %	9,500.00
6010-00 Gas 220 Utilities	27.84	45.00	17.16	38.13 %	508.28	405.00	(103.28)	(25.50)%	540.00
6020-00 Phone/Internet 220 Utilities	320.77	202.00	(118.77)	(58.80)%	2,829.00	1,818.00	(1,011.00)	(55.61)%	2,424.00
6040-00 Water	996.38	833.33	(163.05)	(19.57)%	8,588.17	7,499.97	(1,088.20)	(14.51)%	10,000.00
Total Utilities	\$2,298.60	\$1,872.00	(\$426.60)	(22.79)%	\$18,233.69	\$16,848.00	(\$1,385.69)	(8.22)%	\$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 %	2,301.00	299.97	(2,001.03)	(667.08)%	400.00
6280-00 Other Professional Fees	3,000.00	-	(3,000.00)	0.00 %	4,450.00	-	(4,450.00)	0.00 %	-
Total Administrative	\$4,822.50	\$1,957.08	(\$2,865.42)	(146.41)%	\$23,453.50	\$18,013.72	(\$5,439.78)	(30.20)%	\$27,389.00
Total OPERATING EXPENSE	\$16,666.81	\$14,534.08	(\$2,132.73)	(14.67)%	\$167,076.95	\$131,206.72	(\$35,870.23)	(27.34)%	\$178,313.00
Net Income:	(\$14,795.79)	(\$14,354.91)	(\$440.88)	(200.56)%	\$92,034.68	\$113,405.81	(\$21,371.13)	(75.51)%	\$66,837.00