



Financial Report Package

September 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
End Date: 09/30/2023

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Assets

Assets

10-1000-00 Operating - SouthState	\$83,252.88	
10-1020-00 Reserve - SouthState	162,501.59	

Total Assets: \$245,754.47

Accounts Receivable

12-1270-00 Accounts Receivable	24,860.00	
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Total Accounts Receivable: \$24,860.00

Total Assets: \$270,614.47

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	7,213.00	
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Total Liabilities: \$7,213.00

Earnings

29-2900-00 Retained Earnings	184,176.17	
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Total Earnings: \$184,176.17

Net Income Gain / Loss	79,225.30	
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\$79,225.30

Total Liabilities & Equity: \$270,614.47



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$133,650.00	\$-	\$-	\$-	\$-	\$- \$133,650.00							\$267,300.00
Assessment	-	-	-	-	-	-	-	35.00	-	-	-	-	35.00
3085-00 NSF Fees	1,225.00	775.00	-	1,475.00	(225.00)	-	(1,452.50)	-	-	-	-	-	1,797.50
3090-00 Fine Income	60.00	1,220.00	460.00	240.00	(320.00)	(160.00)	100.00	1,100.00	400.00	-	-	-	3,100.00
3100-00 Late Fee Income	100.00	700.00	400.00	-	200.00	100.00	200.00	425.00	-	-	-	-	2,125.00
3140-00 Clubhouse Rental	-	-	10.00	40.00	100.00	220.00	120.00	80.00	-	-	-	-	570.00
3160-00 Pool Key Income	14.02	12.39	55.39	49.92	58.71	53.35	343.58	344.40	322.84	-	-	-	1,254.60
3310-00 Interest Income	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	132,961.08	1,984.40	722.84	-	-	-	276,182.10
Total Income	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	132,961.08	1,984.40	722.84	-	-	-	276,182.10
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	420.00	273.75	356.25	120.00	135.00	270.00	435.00	-	-	-	2,595.00
5040-00 Fine Collect Expense	207.50	95.00	56.75	-	133.00	156.25	(26.87)	82.50	-	-	-	-	704.13
5100-00 Admin Services	421.00	136.00	186.00	41.00	136.00	136.00	41.00	41.00	41.00	-	-	-	1,179.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	41.53	453.50	57.20	92.62	-	-	-	1,773.32
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	40.95	283.50	60.72	95.70	-	-	-	1,190.19
5180-00 Social Expense	2,264.99	-	-	-	-	-	973.77	-	992.65	-	-	-	4,231.41
5190-00 Violation Letters	16.00	192.00	392.00	800.00	544.00	432.00	632.00	648.00	600.00	-	-	-	4,256.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	-	-	-	289.53
Total Contract	3,999.79	815.88	1,228.99	1,303.80	1,906.42	958.90	2,524.07	1,191.59	2,289.14	-	-	-	16,218.58
Landscape													
5300-00 Landscape Contract	2,394.75	2,394.75	2,394.75	2,394.75	-	-	7,543.50	2,514.50	2,514.50	-	-	-	22,151.50
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	-	-	-	-	-	-	-	-	309.89	-	-	-	309.89
5360-00 Security Services	-	-	-	-	1,960.43	-	128.70	-	-	-	-	-	2,089.13
5370-00 Sign Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Landscape	2,394.75	5,869.75	3,244.75	2,585.64	2,610.43	6,945.45	14,675.50	2,514.50	2,824.39	-	-	-	43,665.16
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	80.00	80.00	80.00	-	-	-	720.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	160.00	-	80.00	1,277.32	160.00	-	80.00	80.00	80.00	-	-	-	1,917.32
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	1,952.92	-	-	-	-	39,418.28
5610-00 Pool Maintenance	12,955.80	13,176.67	152.85	1,389.64	402.19	-	-	-	93.38	-	-	-	28,170.53
5630-00 Pool Equipment	-	-	-	-	-	91.89	-	-	368.94	-	-	-	460.83
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	75.08	75.08	75.08	75.08	-	-	-	675.72
Total Pool	14,983.80	17,543.68	4,107.66	9,276.37	8,288.92	7,978.62	3,980.91	2,028.00	537.40	-	-	-	68,725.36



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

Date: 10/5/2023
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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	334.00	334.00	-	-	-	2,475.51
Total Recreational	77.61	350.00	250.00	136.90	4,832.11	384.00	409.00	334.00	334.00	-	-	-	7,107.62
Utilities													
6000-00 Electric 220 Utilities	668.85	769.66	738.46	737.44	814.89	837.46	927.63	996.63	1,004.08	-	-	-	7,495.10
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	27.88	26.63	27.75	27.75	26.65	-	-	-	523.03
6020-00 Phone/Internet 220	336.96	96.29	610.63	369.21	426.98	396.42	396.31	407.26	404.33	-	-	-	3,444.39
Total Utilities	305.07	262.11	370.23	240.55	270.47	329.83	2,164.02	3,931.97	4,949.49	-	-	-	12,823.74
Total Utilities	1,453.58	1,270.72	1,786.13	1,381.40	1,540.22	1,590.34	3,515.71	5,363.61	6,384.55	-	-	-	24,286.26
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	4,912.50	1,525.00	2,640.00	120.00	235.00	580.00	1,862.00	1,059.50	500.00	-	-	-	13,434.00
6240-00 Legal Fees 230 Prof	-	-	-	-	-	-	-	-	-	-	-	-	-
6280-00 Other Professional	-	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	2,882.00	2,322.50	-	-	-	35,036.50
Total OPERATING EXPENSE	29,804.53	34,397.53	15,160.03	17,903.93	21,395.60	20,259.81	28,869.69	14,393.70	14,771.98	-	-	-	196,956.80
Net Income:	105,244.49	(31,690.14)	(14,234.64)	(16,099.01)	(21,581.89)	(20,046.46)	104,091.39	(12,409.30)	(14,049.14)	-	-	-	79,225.30



Income Statement - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

09/30/2023

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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 %	\$267,300.00	\$267,300.00	\$-	0.00 %	\$267,300.00
3085-00 NSF Fees	-	-	-	0.00 %	35.00	35.00	35.00	0.00 %	-
3090-00 Fine Income	-	-	-	0.00 %	1,797.50	1,797.50	1,797.50	0.00 %	-
3100-00 Late Fee Income	400.00	-	400.00	0.00 %	3,100.00	3,100.00	3,100.00	0.00 %	-
3140-00 Clubhouse Rental	-	166.67	(166.67)	(100.00)%	2,125.00	1,500.03	624.97	41.66 %	2,000.00
3160-00 Pool Key Income	-	-	-	0.00 %	570.00	-	570.00	0.00 %	-
3310-00 Interest Income	322.84	1.67	321.17	19231.74 %	1,254.60	15.03	1,239.57	8247.31 %	20.00
Total Income	\$722.84	\$168.34	\$554.50	329.39%	\$276,182.10	\$268,815.06	\$7,367.04	2.74 %	\$269,320.00
Total OPERATING INCOME									
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	435.00	-	(435.00)	0.00 %	2,595.00	-	(2,595.00)	0.00 %	-
5040-00 Fine Collect Expense	-	-	-	0.00 %	704.13	-	(704.13)	0.00 %	-
5100-00 Admin Services	41.00	25.00	(16.00)	(64.00)%	1,179.00	225.00	(954.00)	(424.00)%	300.00
5110-00 Admin Supplies	92.62	250.00	157.38	62.95 %	1,773.32	2,250.00	476.68	21.19 %	3,000.00
5170-00 Postage	95.70	133.33	37.63	28.22 %	1,190.19	1,199.97	9.78	0.82 %	1,600.00
5180-00 Social Expense	992.65	625.00	(367.65)	(58.82)%	4,231.41	5,625.00	1,393.59	24.77 %	7,500.00
5190-00 Violation Letters	600.00	666.67	66.67	10.00 %	4,256.00	6,000.03	1,744.03	29.07 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	289.53	270.00	(19.53)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	225.00	225.00	100.00 %	300.00
Total Contract	\$2,289.14	\$1,755.00	(\$534.14)	(30.44)%	\$16,218.58	\$15,795.00	(\$423.58)	(2.68)%	\$21,060.00
Landscape									
5300-00 Landscape Contract	2,514.50	2,500.00	(14.50)	(0.58)%	22,151.50	22,500.00	348.50	1.55 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	2,250.00	2,250.00	100.00 %	3,000.00
5310-00 Ground Maintenance	-	1,083.33	1,083.33	100.00 %	14,374.19	9,749.97	(4,624.22)	(47.43)%	13,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	4,740.45	1,500.03	(3,240.42)	(216.02)%	2,000.00
5360-00 Security Services	309.89	166.67	(143.22)	(85.93)%	309.89	1,500.03	1,190.14	79.34 %	2,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	2,089.13	1,125.00	(964.13)	(85.70)%	1,500.00
Total Landscape	\$2,824.39	\$4,291.67	\$1,467.28	34.19%	\$43,665.16	\$38,625.03	(\$5,040.13)	(13.05)%	\$51,500.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	749.97	749.97	100.00 %	1,000.00
5420-00 Exterminating	80.00	191.67	111.67	58.26 %	720.00	1,725.03	1,005.03	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%	\$1,917.32	\$2,475.00	\$557.68	22.53 %	\$3,300.00



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	\$-	\$3,208.33	\$3,208.33	100.00 %	\$39,418.28	\$28,874.97	(\$10,543.31)	(36.51)%	\$38,500.00
5610-00 Pool Maintenance	93.38	375.00	281.62	75.10 %	28,170.53	3,375.00	(24,795.53)	(734.68)%	4,500.00
5630-00 Pool Equipment	368.94	208.33	(160.61)	(77.09)%	460.83	1,874.97	1,414.14	75.42 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	675.72	600.03	(75.69)	(12.61)%	800.00
Total Pool	\$537.40	\$3,858.33	\$3,320.93	86.07%	\$68,725.36	\$34,724.97	(\$34,000.39)	(97.91)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	4,632.11	2,625.03	(2,007.08)	(76.46)%	3,500.00
5710-00 Clubhouse Cleaning	334.00	583.33	249.33	42.74 %	2,475.51	5,249.97	2,774.46	52.85 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	375.03	375.03	100.00 %	500.00
Total Recreational	\$334.00	\$916.67	\$582.67	63.56%	\$7,107.62	\$8,250.03	\$1,142.41	13.85%	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	1,004.08	791.67	(212.41)	(26.83)%	7,495.10	7,125.03	(370.07)	(5.19)%	9,500.00
6010-00 Gas 220 Utilities	26.65	45.00	18.35	40.78 %	523.03	405.00	(118.03)	(29.14)%	540.00
6020-00 Phone/Internet 220 Utilities	404.33	216.67	(187.66)	(86.61)%	3,444.39	1,950.03	(1,494.36)	(76.63)%	2,600.00
6040-00 Water	4,949.49	833.33	(4,116.16)	(493.94)%	12,823.74	7,499.97	(5,323.77)	(70.98)%	10,000.00
Total Utilities	\$6,384.55	\$1,886.67	(\$4,497.88)	(238.40)%	\$24,286.26	\$16,980.03	(\$7,306.23)	(43.03)%	\$22,640.00
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	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	500.00	166.67	(333.33)	(199.99)%	13,434.00	1,500.03	(11,933.97)	(795.58)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$2,322.50	\$2,090.42	(\$232.08)	(11.10)%	\$35,036.50	\$19,163.78	(\$15,872.72)	(82.83)%	\$29,465.00
Total OPERATING EXPENSE	\$14,771.98	\$15,073.76	\$301.78	2.00%	\$196,956.80	\$136,013.84	(\$60,942.96)	(44.81)%	\$185,265.00
Net Income:	(\$14,049.14)	(\$14,905.42)	\$856.28	(5.74)%	\$79,225.30	\$132,801.22	(\$53,575.92)	(40.34)%	\$84,055.00