



# **Financial Report Package**

**September 2024**

**Prepared for**

**OXFORD/CAMBRIDGE HOMEOWNERS  
ASSOCIATION, INC**

**Superior Association Management, LLC**

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 09/30/2024

Date: 10/4/2024

Time: 1:23 pm

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**Assets**

## Assets

10-1000-00 Operating - SouthState	\$117,537.70	
10-1020-00 Reserve - SouthState	230,231.25	
Total Assets:		<u>\$347,768.95</u>

## Accounts Receivable

12-1270-00 Accounts Receivable	35,530.00	
Total Accounts Receivable:		<u>\$35,530.00</u>

**Total Assets:****\$383,298.95****Liabilities & Equity**

## Liabilities

20-2070-00 Prepaid Dues	13,251.50	
Total Liabilities:		<u>\$13,251.50</u>

## Earnings

29-2900-00 Retained Earnings	251,069.85	
Total Earnings:		<u>\$251,069.85</u>

## Total Earnings:

Net Income Gain / Loss	118,977.60	
		<u>\$118,977.60</u>

**Total Liabilities & Equity:****\$383,298.95**



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

Date: 10/4/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
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	(1,200.00)	-	-	-	-	6,600.00
3090-00 Fine Income	(130.00)	1,020.00	460.00	120.00	120.00	60.00	60.00	1,240.00	500.00	-	-	-	3,450.00
3100-00 Late Fee Income	150.00	500.00	-	250.00	-	550.00	425.00	(100.00)	250.00	-	-	-	2,025.00
3140-00 Clubhouse Rental	-	-	-	-	-	320.00	40.00	40.00	-	-	-	-	520.00
3160-00 Pool Key Income	370.85	624.79	767.94	850.10	826.40	749.03	886.19	808.89	838.77	-	-	-	6,722.96
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	788.89	1,588.77	-	-	-	302,907.96
<b>Total Income</b>	<b>142,140.85</b>	<b>2,144.79</b>	<b>4,302.94</b>	<b>1,220.10</b>	<b>1,066.40</b>	<b>6,194.03</b>	<b>143,461.19</b>	<b>788.89</b>	<b>1,588.77</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>302,907.96</b>
<b>OPERATING EXPENSE</b>													
Contract													
5010-00 Del Fee Split	165.00	292.50	420.00	285.00	165.00	75.00	45.00	150.00	645.00	-	-	-	2,242.50
5030-00 Collection Fee	-	-	-	373.50	-	-	-	-	-	-	-	-	373.50
Service													
5040-00 Fine Collect Expense	-	-	-	82.50	-	-	133.75	25.00	-	-	-	-	241.25
5050-00 NSF Expense	-	-	-	-	-	-	-	-	49.00	-	-	-	49.00
5100-00 Admin Services	237.00	159.03	142.00	192.76	144.40	144.40	49.40	49.40	49.40	-	-	-	1,167.79
5110-00 Admin Supplies	545.84	40.80	68.24	27.04	44.56	342.49	428.56	68.51	69.00	-	-	-	1,635.04
5150-00 Meeting Expense	-	125.00	-	-	-	-	1,125.00	-	-	-	-	-	1,250.00
5170-00 Postage	253.44	6.80	68.68	29.24	48.96	311.44	272.68	75.87	77.38	-	-	-	1,144.49
5180-00 Social Expense	-	-	-	-	-	-	807.36	-	536.66	-	-	-	1,344.02
5190-00 Violation Letters	-	72.00	328.00	144.00	472.00	376.00	264.00	760.00	344.00	-	-	-	2,760.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	37.25	32.17	-	-	-	294.61
<b>Total Contract</b>	<b>1,233.45</b>	<b>728.30</b>	<b>1,059.09</b>	<b>1,166.21</b>	<b>907.09</b>	<b>1,281.50</b>	<b>3,157.92</b>	<b>1,166.03</b>	<b>1,802.61</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,502.20</b>
<b>Landscape</b>													
5300-00 Landscape Contract	2,514.50	2,514.50	2,514.50	2,514.50	2,640.23	2,640.23	2,640.23	2,640.23	2,640.23	-	-	-	23,259.15
5310-00 Ground Maintenance	1,010.57	-	8,818.57	6,918.88	2,360.00	1,201.20	-	3,800.00	260.00	-	-	-	24,369.22
5330-00 Irrigation	-	-	-	-	-	853.20	-	-	-	-	-	-	853.20
Maintenance													
5360-00 Security Services	-	-	29.99	29.99	29.99	29.99	-	59.98	31.00	-	-	-	210.94
5370-00 Sign Maintenance	-	-	-	573.79	-	-	-	-	-	-	-	-	573.79
<b>Total Landscape</b>	<b>3,525.07</b>	<b>2,514.50</b>	<b>11,363.06</b>	<b>10,037.16</b>	<b>5,030.22</b>	<b>4,724.62</b>	<b>2,640.23</b>	<b>6,500.21</b>	<b>2,931.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>49,266.30</b>
<b>Building/Maintenance</b>													
5400-00 Bldg Maintenance	700.00	-	-	-	-	-	-	-	-	-	-	-	700.00
5420-00 Exterminating	80.00	-	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	-	560.00
<b>Total</b>	<b>780.00</b>	<b>-</b>	<b>80.00</b>	<b>80.00</b>	<b>80.00</b>	<b>80.00</b>	<b>80.00</b>	<b>80.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,260.00</b>
<b>Building/Maintenance</b>													



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

Date: 10/4/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Pool</b>													
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	\$2,008.71	\$-	\$-	\$-	\$-	\$40,174.20
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	-	-	-	-	1,683.83	-	-	-	-	2,102.68
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	75.08	75.08	70.00	75.08	-	-	-	670.64
<b>Total Pool</b>	<b>2,083.79</b>	<b>4,452.50</b>	<b>4,511.35</b>	<b>14,132.22</b>	<b>15,313.45</b>	<b>10,105.25</b>	<b>4,199.75</b>	<b>3,762.54</b>	<b>75.08</b>	-	-	-	<b>58,635.93</b>
<b>Recreational</b>													
5700-00 Clubhouse Expense	-	-	-	-	-	669.24	-	-	-	-	-	-	669.24
5710-00 Clubhouse Cleaning	-	-	50.00	200.00	75.00	434.00	559.00	414.28	359.00	-	-	-	2,091.28
<b>Total Recreational</b>	-	-	<b>50.00</b>	<b>200.00</b>	<b>75.00</b>	<b>1,103.24</b>	<b>559.00</b>	<b>414.28</b>	<b>359.00</b>	-	-	-	<b>2,760.52</b>
<b>Utilities</b>													
6000-00 Electric 220 Utilities	797.19	839.20	846.15	858.57	895.74	938.56	1,180.70	1,197.14	1,134.31	-	-	-	8,687.56
6010-00 Gas 220 Utilities	81.46	164.68	109.91	35.13	27.76	27.78	26.91	28.03	26.91	-	-	-	528.57
6020-00 Phone/Internet 220	405.38	112.31	407.81	742.66	576.05	112.31	112.31	959.31	439.68	-	-	-	3,867.82
Utilities	4,028.03	834.29	252.31	244.21	255.51	1,864.98	2,016.42	2,566.98	4,334.04	-	-	-	16,396.77
6040-00 Water	<b>5,312.06</b>	<b>1,950.48</b>	<b>1,616.18</b>	<b>1,880.57</b>	<b>1,755.06</b>	<b>2,943.63</b>	<b>3,336.34</b>	<b>4,751.46</b>	<b>5,934.94</b>	-	-	-	<b>29,480.72</b>
<b>Administrative</b>													
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	2,025.00	2,025.00	-	-	-	18,225.00
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	2,728.00	2,621.19	-	-	-	11,499.69
<b>Total Administrative</b>	<b>1,902.50</b>	<b>3,544.75</b>	<b>2,430.00</b>	<b>3,487.00</b>	<b>3,451.25</b>	<b>2,025.00</b>	<b>3,785.00</b>	<b>4,753.00</b>	<b>4,646.19</b>	-	-	-	<b>30,024.69</b>
<b>Total OPERATING EXPENSE</b>	<b>14,836.87</b>	<b>13,190.53</b>	<b>21,109.68</b>	<b>30,983.16</b>	<b>26,612.07</b>	<b>22,263.24</b>	<b>17,758.24</b>	<b>21,427.52</b>	<b>15,749.05</b>	-	-	-	<b>183,930.36</b>
<b>Net Income:</b>	<b>127,303.98</b>	<b>(11,045.74)</b>	<b>(16,806.74)</b>	<b>(29,763.06)</b>	<b>(25,545.67)</b>	<b>(16,069.21)</b>	<b>125,702.95</b>	<b>(20,638.63)</b>	<b>(14,160.28)</b>	-	-	-	<b>118,977.60</b>



**Income Statement - Operating**  
**OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC**

09/30/2024

Date: 10/4/2024  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	
<b>OPERATING INCOME</b>							
<b>Income</b>							
3010-00 Homeowner Assessment	\$-	\$-	\$-	0.00 %	\$283,520.00	\$283,500.00	\$20.00
3085-00 NSF Fees	-	-	-	0.00 %	70.00	-	70.00
3090-00 Fine Income	-	-	-	0.00 %	6,600.00	-	6,600.00
3100-00 Late Fee Income	500.00	-	500.00	0.00 %	3,450.00	-	3,450.00
3140-00 Clubhouse Rental	250.00	166.67	83.33	50.00 %	2,025.00	1,500.03	524.97
3160-00 Pool Key Income	-	-	-	0.00 %	520.00	-	520.00
3310-00 Interest Income	838.77	-	838.77	0.00 %	6,722.96	-	6,722.96
<b>Total Income</b>	<b>\$1,588.77</b>	<b>\$166.67</b>	<b>\$1,422.10</b>	<b>853.24%</b>	<b>\$302,907.96</b>	<b>\$285,000.03</b>	<b>\$17,907.93</b>
<b>Total OPERATING INCOME</b>	<b>\$1,588.77</b>	<b>\$166.67</b>	<b>\$1,422.10</b>	<b>853.24%</b>	<b>\$302,907.96</b>	<b>\$285,000.03</b>	<b>\$17,907.93</b>
<b>OPERATING EXPENSE</b>							
<b>Contract</b>							
5010-00 Del Fee Split	645.00	-	(645.00)	0.00 %	2,242.50	-	(2,242.50)
5030-00 Collection Fee Service	-	-	-	0.00 %	373.50	-	(373.50)
5040-00 Fine Collect Expense	-	-	-	0.00 %	241.25	-	(241.25)
5050-00 NSF Expense	49.00	-	(49.00)	0.00 %	49.00	-	(49.00)
5100-00 Admin Services	49.40	100.00	50.60	50.60 %	1,167.79	900.00	(267.79)
5110-00 Admin Supplies	69.00	166.67	97.67	58.60 %	1,635.04	1,500.03	(135.01)
5150-00 Meeting Expense	-	-	-	0.00 %	1,250.00	-	(1,250.00)
5170-00 Postage	77.38	133.33	55.95	41.96 %	1,144.49	1,199.97	55.48
5180-00 Social Expense	536.66	625.00	88.34	14.13 %	1,344.02	5,625.00	4,280.98
5190-00 Violation Letters	344.00	500.00	156.00	31.20 %	2,760.00	4,500.00	1,740.00
5200-00 Website	32.17	33.33	1.16	3.48 %	294.61	299.97	5.36
<b>Total Contract</b>	<b>\$1,802.61</b>	<b>\$1,558.33</b>	<b>(\$244.28)</b>	<b>(15.68)%</b>	<b>\$12,502.20</b>	<b>\$14,024.97</b>	<b>\$1,522.77</b>
<b>Landscape</b>							
5300-00 Landscape Contract	2,640.23	2,514.50	(125.73)	(5.00)%	23,259.15	22,630.50	(628.65)
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	2,250.00	2,250.00
5310-00 Ground Maintenance	260.00	1,250.00	990.00	79.20 %	24,369.22	11,250.00	(13,119.22)
5330-00 Irrigation Maintenance	-	250.00	250.00	100.00 %	853.20	2,250.00	1,396.80
5360-00 Security Services	31.00	83.33	52.33	62.80 %	210.94	749.97	539.03
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	573.79	1,125.00	551.21
<b>Total Landscape</b>	<b>\$2,931.23</b>	<b>\$4,472.83</b>	<b>\$1,541.60</b>	<b>34.47%</b>	<b>\$49,266.30</b>	<b>\$40,255.47</b>	<b>(\$9,010.83)</b>
<b>Building/Maintenance</b>							
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	700.00	749.97	49.97
5420-00 Exterminating	-	166.67	166.67	100.00 %	560.00	1,500.03	940.03
5460-00 Plumbing Maintenance	-	83.33	83.33	100.00 %	-	749.97	749.97
<b>Total Building/Maintenance</b>	<b>\$-</b>	<b>\$333.33</b>	<b>\$333.33</b>	<b>100.00%</b>	<b>\$1,260.00</b>	<b>\$2,999.97</b>	<b>\$1,739.97</b>
<b>Total</b>	<b>\$1,588.77</b>	<b>\$166.67</b>	<b>\$1,422.10</b>	<b>853.24%</b>	<b>\$302,907.96</b>	<b>\$285,500.00</b>	<b>\$285,500.00</b>
<b>Total</b>	<b>\$1,588.77</b>	<b>\$166.67</b>	<b>\$1,422.10</b>	<b>853.24%</b>	<b>\$302,907.96</b>	<b>\$285,500.00</b>	<b>\$285,500.00</b>



## Income Statement - Operating

### OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

09/30/2024

Date: 10/4/2024  
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Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Pool</b>								
5600-00 Pool Mgmt Contract	\$-	\$3,300.00	\$3,300.00	\$40,174.20	\$29,700.00	(\$10,474.20)	(35.27)%	\$39,600.00
5610-00 Pool Maintenance	-	416.67	416.67	15,688.41	3,750.03	(11,938.38)	(318.35)%	5,000.00
5630-00 Pool Equipment	-	166.67	166.67	2,102.68	1,500.03	(602.65)	(40.18)%	2,000.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	670.64	600.03	(70.61)	(11.77)%	800.00
<b>Total Pool</b>	<b>\$75.08</b>	<b>\$3,950.01</b>	<b>\$3,874.93</b>	<b>\$58,635.93</b>	<b>\$35,550.09</b>	<b>(\$23,085.84)</b>	<b>(64.94)%</b>	<b>\$47,400.00</b>
<b>Recreational</b>								
5700-00 Clubhouse Expense	-	291.67	291.67	669.24	2,625.03	1,955.79	74.51 %	3,500.00
5710-00 Clubhouse Cleaning	359.00	583.33	224.33	2,091.28	5,249.97	3,158.69	60.17 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	-	375.03	375.03	100.00 %	500.00
<b>Total Recreational</b>	<b>\$359.00</b>	<b>\$916.67</b>	<b>\$557.67</b>	<b>\$2,760.52</b>	<b>\$8,250.03</b>	<b>\$5,489.51</b>	<b>66.54 %</b>	<b>\$11,000.00</b>
<b>Utilities</b>								
6000-00 Electric 220 Utilities	1,134.31	791.67	(342.64)	8,687.56	7,125.03	(1,562.53)	(21.93)%	9,500.00
6010-00 Gas 220 Utilities	26.91	50.00	23.09	528.57	450.00	(78.57)	(17.46)%	600.00
6020-00 Phone/Internet 220 Utilities	439.68	291.67	(148.01)	3,867.82	2,625.03	(1,242.79)	(47.34)%	3,500.00
6040-00 Water	4,334.04	1,000.00	(3,334.04)	16,396.77	9,000.00	(7,396.77)	(82.19)%	12,000.00
<b>Total Utilities</b>	<b>\$5,934.94</b>	<b>\$2,133.34</b>	<b>(\$3,801.60)</b>	<b>\$29,480.72</b>	<b>\$19,200.06</b>	<b>(\$10,280.66)</b>	<b>(53.54)%</b>	<b>\$25,600.00</b>
<b>Administrative</b>								
6200-00 Management Fees	2,025.00	2,025.00	-	18,225.00	18,225.00	-	0.00 %	24,300.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	300.00	350.00	50.00	14.29 %	350.00
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	-	-	-	0.00 %	4,030.00
6240-00 Legal Fees 230 Prof Fees	2,621.19	416.67	(2,204.52)	11,499.69	3,750.03	(7,749.66)	(206.66)%	5,000.00
<b>Total Administrative</b>	<b>\$4,646.19</b>	<b>\$2,441.67</b>	<b>(\$2,204.52)</b>	<b>\$30,024.69</b>	<b>\$22,325.03</b>	<b>(\$7,699.66)</b>	<b>(34.49)%</b>	<b>\$33,680.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$15,749.05</b>	<b>\$15,806.18</b>	<b>\$57.13</b>	<b>\$183,930.36</b>	<b>\$142,605.62</b>	<b>(\$41,324.74)</b>	<b>(28.98)%</b>	<b>\$194,054.00</b>
<b>Net Income:</b>	<b>(\$14,160.28)</b>	<b>(\$15,639.51)</b>	<b>\$1,479.23</b>	<b>\$118,977.60</b>	<b>\$142,394.41</b>	<b>(\$23,416.81)</b>		<b>\$91,446.00</b>