



Financial Report Package

October 2021

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

By

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 10/31/2021

Date: 11/5/2021

Time: 9:50 am

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Assets

Assets

10-1000-00	Operating - Premier	\$98,626.82	
10-1020-00	Investment Short Term	57,211.14	

Total Assets:			<u>\$155,837.96</u>
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Accounts Receivable

12-1270-00	Accounts Receivable	8,018.50	
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Total Accounts Receivable:			<u>\$8,018.50</u>
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Total Assets:			<u><u>\$163,856.46</u></u>
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Liabilities & Equity

Liabilities

20-2070-00	Prepaid Dues	6,489.00	
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Total Liabilities:			<u>\$6,489.00</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		47,140.41	
			<u>\$47,140.41</u>

Total Liabilities & Equity:			<u><u>\$163,856.46</u></u>
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Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: October 2021

Date: 11/5/2021
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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	80.00	-	-	3,380.00
3100-00 Late Fee Income	-	-	-	-	-	30.00	-	-	-	-	-	-	30.00
3110-00 Payment Plan Income	-	300.00	100.00	825.00	700.00	-	200.00	-	-	250.00	-	-	2,375.00
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	1.32	-	-	75.97
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	331.32	-	-	228,240.97
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	331.32	-	-	228,240.97
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	240.02	-	-	2,830.13
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	43.60	-	-	1,436.04
5170-00 Postage	215.60	36.30	61.45	91.30	8.25	73.15	274.45	20.90	78.65	42.62	-	-	902.67
5180-00 Social Expense	-	-	-	587.51	-	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	496.00	-	-	5,040.00
5200-00 Website	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	-	-	300.00
Total Contract	931.00	852.65	640.15	2,598.94	684.42	1,557.51	2,367.48	656.30	961.05	852.24	-	-	12,101.74
Landscape													
5300-00 Landscape Contract	2,325.00	2,325.00	2,325.00	2,325.00	-	-	-	9,300.00	2,325.00	2,325.00	-	-	23,250.00
5310-00 Ground Maintenance	-	-	2,200.00	-	960.00	1,800.00	4,250.00	1,220.89	150.00	4,150.00	-	-	14,730.89
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	24.99	-	-	7,894.87
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	6,499.99	-	-	45,875.76
Building/Maintenance													
5420-00 Exterminating	80.00	80.00	-	160.00	-	80.00	-	160.00	-	240.00	-	-	800.00
Total	80.00	80.00	-	160.00	-	80.00	-	160.00	-	240.00	-	-	800.00
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	-	450.00	-	-	10,419.72
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	70.00	-	-	700.00
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	520.00	-	-	53,738.66
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	982.77	-	-	7,334.45
6010-00 Gas 220 Utilities	27.34	99.50	112.65	51.47	30.25	27.37	27.37	26.65	26.65	26.65	-	-	455.90



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

Date: 11/5/2021
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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	\$305.52	\$-	\$-	\$2,839.26
Utilities													
6040-00 Water	2,268.50	-	-	-	583.79	609.90	543.92	1,202.31	1,074.70	561.15	-	-	6,844.27
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	1,876.09	-	-	17,473.88
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	1,822.50	-	-	18,225.00
6220-00 CPA Fees 230 Prof Fees	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00
6230-00 Insurance - Corp	-	-	-	-	-	-	-	-	-	3,987.00	-	-	3,987.00
230 Prof Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6240-00 Legal Fees 230 Prof Fees	-	-	-	-	-	-	1,321.50	402.50	-	-	-	-	1,724.00
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	5,809.50	-	-	24,236.00
Reserve Expense													
6930-00 Landscape Reserve Expense	-	-	-	-	12,961.00	-	-	-	-	-	-	-	12,961.00
6950-00 Building Maintenance Reserve	-	-	-	-	-	9,057.00	-	-	-	-	-	-	9,057.00
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	15,797.82	-	-	181,100.56
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)	(15,466.50)	-	-	47,140.41



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

10/31/2021

Date: 11/5/2021
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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	80.00	-	80.00	0.00 %	3,380.00	3,380.00	-
3110-00 Payment Plan Income	-	-	-	0.00 %	30.00	30.00	-
3140-00 Clubhouse Rental	250.00	133.33	116.67	87.50 %	2,375.00	1,333.30	1,041.70
3160-00 Pool Key Income	-	-	-	0.00 %	440.00	-	440.00
3310-00 Interest Income	1.32	16.67	(15.35)	(92.08)%	75.97	166.70	(90.73)
Total Income	\$331.32	\$150.00	\$181.32	120.88%	\$228,240.97	\$223,440.00	\$4,800.97
Total OPERATING INCOME	\$331.32	\$150.00	\$181.32	120.88%	\$228,240.97	\$223,440.00	\$4,800.97
OPERATING EXPENSE							
Contract							
5010-00 Del Fee Split	240.02	-	(240.02)	0.00 %	2,830.13	-	(2,830.13)
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	43.60	158.33	114.73	72.46 %	1,436.04	1,583.30	147.26
5170-00 Postage	42.62	125.00	82.38	65.90 %	902.67	1,250.00	347.33
5180-00 Social Expense	-	550.00	550.00	100.00 %	1,249.52	5,500.00	4,250.48
5190-00 Violation Letters	496.00	583.33	87.33	14.97 %	5,040.00	5,833.30	793.30
5200-00 Website	30.00	30.00	-	0.00 %	300.00	300.00	-
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	250.00	250.00
Total Contract	\$852.24	\$1,471.66	\$619.42	42.09%	\$12,101.74	\$14,716.60	\$2,614.86
Landscape							
5300-00 Landscape Contract	2,325.00	2,325.00	-	0.00 %	23,250.00	23,250.00	-
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	2,500.00	2,500.00
5310-00 Ground Maintenance	4,150.00	833.33	(3,316.67)	(398.00)%	14,730.89	8,333.30	(6,397.59)
5330-00 Irrigation Maintenance	-	41.67	41.67	100.00 %	-	416.70	416.70
5360-00 Security Services	24.99	750.00	725.01	96.67 %	7,894.87	7,500.00	(394.87)
Total Landscape	\$6,499.99	\$4,200.00	(\$2,299.99)	(54.76)%	\$45,875.76	\$42,000.00	(\$3,875.76)
Building/Maintenance							
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	833.30	833.30
5420-00 Exterminating	240.00	191.67	(48.33)	(25.22)%	800.00	1,916.70	1,116.70
Total Building/Maintenance	\$240.00	\$275.00	\$35.00	12.73%	\$800.00	\$2,750.00	\$1,950.00
Pool							
5600-00 Pool Mgmt Contract	-	3,341.67	3,341.67	100.00 %	40,473.94	33,416.70	(7,057.24)
5610-00 Pool Maintenance	450.00	333.33	(116.67)	(35.00)%	10,419.72	3,333.30	(7,086.42)
5620-00 Pool Supplies	-	8.33	8.33	100.00 %	-	83.30	83.30
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	2,145.00	2,083.30	(61.70)
5635-00 Pool Key Fob	70.00	66.67	(3.33)	(4.99)%	700.00	666.70	(33.30)
Total Pool	\$450.00	\$3,638.00	\$3,181.67	(11.27)%	\$53,773.66	\$40,563.00	\$13,210.66
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

10/31/2021

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	
Total Pool	\$520.00	\$3,958.33	\$3,438.33	86.86%	\$53,738.66	\$39,583.30	(\$14,155.36)	(35.76)%	\$47,500.00
Recreational									
5700-00 Clubhouse Expense	\$-	\$291.67	\$291.67	100.00 %	\$4,162.47	\$2,916.70	(\$1,245.77)	(42.71)%	\$3,500.00
5710-00 Clubhouse Cleaning	-	100.00	100.00	100.00 %	694.05	1,000.00	305.95	30.60 %	1,200.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	416.70	416.70	100.00 %	500.00
Total Recreational	\$-	\$433.34	\$433.34	100.00%	\$4,856.52	\$4,333.40	(\$523.12)	(12.07)%	\$5,200.00
Utilities									
6000-00 Electric 220 Utilities	982.77	791.67	(191.10)	(24.14)%	7,334.45	7,916.70	582.25	7.35 %	9,500.00
6010-00 Gas 220 Utilities	26.65	45.00	18.35	40.78 %	455.90	450.00	(5.90)	(1.31)%	540.00
6020-00 Phone/Internet 220 Utilities	305.52	202.00	(103.52)	(51.25)%	2,839.26	2,020.00	(819.26)	(40.56)%	2,424.00
6040-00 Water	561.15	833.33	272.18	32.66 %	6,844.27	8,333.30	1,489.03	17.87 %	10,000.00
Total Utilities	\$1,876.09	\$1,872.00	(\$4.09)	(0.22)%	\$17,473.88	\$18,720.00	\$1,246.12	6.66 %	\$22,464.00
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26 %	18,225.00	19,237.50	1,012.50	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	3,987.00	3,504.00	(483.00)	(13.78)%	3,987.00	3,504.00	(483.00)	(13.78)%	3,504.00
6240-00 Legal Fees 230 Prof Fees	-	33.33	33.33	100.00 %	1,724.00	333.30	(1,390.70)	(417.25)%	400.00
Total Administrative	\$5,809.50	\$5,461.08	(\$348.42)	(6.38)%	\$24,236.00	\$23,474.80	(\$761.20)	(3.24)%	\$27,389.00
Reserve Expense									
6930-00 Landscape Reserve Expense	-	1,000.00	1,000.00	100.00 %	12,961.00	10,000.00	(2,961.00)	(29.61)%	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 %	-	12,500.00	12,500.00	100.00 %	15,000.00
Total Reserve Expense	\$-	\$2,250.00	\$2,250.00	100.00%	\$22,018.00	\$22,500.00	\$482.00	2.14 %	\$27,000.00
Total OPERATING EXPENSE	\$15,797.82	\$19,921.41	\$4,123.59	20.70%	\$181,100.56	\$168,078.10	(\$13,022.46)	(7.75)%	\$200,913.00
Net Income:	(\$15,466.50)	(\$19,771.41)	\$4,304.91	(177.06)%	\$47,140.41	\$55,361.90	(\$8,221.49)	(87.96)%	\$22,827.00