



Financial Report Package

October 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 10/31/2023

Date: 11/8/2023

Time: 4:24 pm

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Assets

Assets

10-1000-00 Operating - SouthState	\$68,729.48	
10-1020-00 Reserve - SouthState	162,857.76	
Total Assets:		<u>\$231,587.24</u>

Accounts Receivable

12-1270-00 Accounts Receivable	28,120.00	
Total Accounts Receivable:		<u>\$28,120.00</u>

Total Assets:

\$259,707.24

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	7,588.00	
Total Liabilities:		<u>\$7,588.00</u>

Earnings

29-2900-00 Retained Earnings	184,176.17	
Total Earnings:		<u>\$184,176.17</u>

Total Earnings:

Net Income Gain / Loss	67,943.07	
		<u>\$67,943.07</u>

Total Liabilities & Equity:

\$259,707.24



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

Date: 11/8/2023
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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)	-	-	4,575.00	-	-	6,372.50
3090-00 Fine Income	60.00	1,220.00	460.00	240.00	(320.00)	(160.00)	100.00	1,100.00	400.00	80.00	-	-	3,180.00
3100-00 Late Fee Income	100.00	700.00	400.00	-	200.00	100.00	200.00	425.00	-	150.00	-	-	2,275.00
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	356.84	-	-	1,611.44
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	5,161.84	-	-	281,343.94
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	5,161.84	-	-	281,343.94
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	150.00	-	-	2,745.00
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	43.00	-	-	1,222.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	41.53	453.50	57.20	92.62	31.46	-	-	1,804.78
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	40.95	283.50	60.72	95.70	33.66	-	-	1,223.85
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	200.00	-	-	4,456.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	-	-	321.70
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	490.29	-	-	16,708.87
Landscaping													
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	2,514.50	-	-	24,666.00
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													
5360-00 Security Services	-	-	-	-	-	-	-	-	309.89	27.99	-	-	337.88
5370-00 Sign Maintenance	-	-	-	-	1,960.43	-	128.70	-	-	-	-	-	2,089.13
Total Landscaping	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	2,542.49	-	-	46,207.65
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	80.00	80.00	80.00	160.00	-	-	880.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Maintenance													
Total Building/Maintenance	160.00	-	80.00	1,277.32	160.00	-	80.00	80.00	80.00	160.00	-	-	2,077.32
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	1,106.27	-	-	29,276.80
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	75.08	-	-	750.80
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	1,181.35	-	-	69,906.71



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

Date: 11/8/2023
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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	384.00	-	-	2,859.51
Total Recreational	77.61	350.00	250.00	136.90	4,832.11	384.00	409.00	334.00	334.00	384.00	-	-	7,491.62
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	1,023.87	-	-	8,518.97
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	27.88	26.63	27.75	27.75	26.65	25.62	-	-	548.65
6020-00 Phone/Internet 220	336.96	96.29	610.63	369.21	426.98	396.42	396.31	407.26	404.33	404.76	-	-	3,849.15
Utilities													
6040-00 Water	305.07	262.11	370.23	240.55	270.47	329.83	2,164.02	3,931.97	4,949.49	3,821.69	-	-	16,645.43
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	5,275.94	-	-	29,562.20
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 230 Prof Fees	-	-	-	-	-	-	-	-	-	4,085.00	-	-	4,085.00
6240-00 Legal Fees 230 Prof Fees	4,912.50	1,525.00	2,640.00	120.00	235.00	580.00	1,862.00	1,059.50	500.00	502.50	-	-	13,936.50
6280-00 Other Professional Fees	-	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	6,410.00	-	-	41,446.50
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	16,444.07	-	-	213,400.87
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)	(11,282.23)	-	-	67,943.07



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

10/31/2023

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	Percent
Pool									
5600-00 Pool Mgmt Contract	\$-	\$3,208.33	\$3,208.33	100.00 %	\$39,418.28	\$32,083.30	(\$7,334.98)	(22.86)%	\$38,500.00
5610-00 Pool Maintenance	1,106.27	375.00	(731.27)	(195.01)%	29,276.80	3,750.00	(25,526.80)	(680.71)%	4,500.00
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	460.83	2,083.30	1,622.47	77.88 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	750.80	666.70	(84.10)	(12.61)%	800.00
Total Pool	\$1,181.35	\$3,858.33	\$2,676.98	69.38%	\$69,906.71	\$38,583.30	(\$31,323.41)	(81.18)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	4,632.11	2,916.70	(1,715.41)	(58.81)%	3,500.00
5710-00 Clubhouse Cleaning	384.00	583.33	199.33	34.17 %	2,859.51	5,833.30	2,973.79	50.98 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	416.70	416.70	100.00 %	500.00
Total Recreational	\$384.00	\$916.67	\$532.67	58.11%	\$7,491.62	\$9,166.70	\$1,675.08	18.27 %	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	1,023.87	791.67	(232.20)	(29.33)%	8,518.97	7,916.70	(602.27)	(7.61)%	9,500.00
6010-00 Gas 220 Utilities	25.62	45.00	19.38	43.07 %	548.65	450.00	(98.65)	(21.92)%	540.00
6020-00 Phone/Internet 220 Utilities	404.76	216.67	(188.09)	(86.81)%	3,849.15	2,166.70	(1,682.45)	(77.65)%	2,600.00
6040-00 Water	3,821.69	833.33	(2,988.36)	(358.60)%	16,845.43	8,333.30	(8,312.13)	(99.75)%	10,000.00
Total Utilities	\$5,275.94	\$1,886.67	(\$3,389.27)	(179.64)%	\$29,562.20	\$18,866.70	(\$10,695.50)	(56.69)%	\$22,640.00
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	350.00	50.00	14.29 %	350.00
6230-00 Insurance - Corp 230 Prof Fees	4,085.00	4,030.00	(55.00)	(1.36)%	4,085.00	4,030.00	(55.00)	(1.36)%	4,030.00
6240-00 Legal Fees 230 Prof Fees	502.50	166.67	(335.83)	(201.49)%	13,936.50	1,666.70	(12,269.80)	(736.17)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$6,410.00	\$6,120.42	(\$289.58)	(4.73)%	\$41,446.50	\$25,284.20	(\$16,162.30)	(63.92)%	\$29,465.00
Total OPERATING EXPENSE	\$16,444.07	\$19,103.76	\$2,659.69	13.92%	\$213,400.87	\$155,117.60	(\$58,283.27)	(37.57)%	\$185,265.00
Net Income:	(\$11,282.23)	(\$18,935.42)	\$7,653.19	(40.42)%	\$67,943.07	\$113,865.80	(\$45,922.73)	(40.33)%	\$84,055.00