



Financial Report Package

November 2024

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
End Date: 11/30/2024

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Assets

Assets		
10-1000-00 Operating - SouthState	\$92,363.72	
10-1020-00 Reserve - SouthState	231,671.65	
Total Assets:		<u>\$324,035.37</u>
Accounts Receivable		
12-1270-00 Accounts Receivable	33,500.00	
Total Accounts Receivable:		<u>\$33,500.00</u>
Total Assets:		<u><u>\$357,535.37</u></u>

Liabilities & Equity

Liabilities		
20-2070-00 Prepaid Dues	14,962.50	
Total Liabilities:		<u>\$14,962.50</u>
Earnings		
29-2900-00 Retained Earnings	251,069.85	
Total Earnings:		<u>\$251,069.85</u>
Net Income Gain / Loss	91,503.02	
		<u>\$91,503.02</u>
Total Liabilities & Equity:		<u><u>\$357,535.37</u></u>



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
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	140.00	60.00	-	3,650.00
3100-00 Late Fee Income	150.00	500.00	-	250.00	-	550.00	425.00	(100.00)	250.00	475.00	100.00	-	2,600.00
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	744.01	698.13	-	8,165.10
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	1,359.01	858.13	-	305,125.10
Total 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	1,359.01	858.13	-	305,125.10
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	165.00	292.50	420.00	285.00	165.00	75.00	45.00	150.00	645.00	330.00	157.50	-	2,730.00
5030-00 Collection Fee	-	-	-	373.50	-	-	-	-	-	-	-	-	373.50
Service													
5040-00 Fine Collect Expense	-	-	-	82.50	-	-	133.75	25.00	-	50.00	-	-	291.25
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	49.40	549.40	-	1,766.59
5110-00 Admin Supplies	545.84	40.80	68.24	27.04	44.56	342.49	428.56	68.51	69.00	47.68	20.48	-	1,703.20
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	54.02	24.82	-	1,223.33
5180-00 Social Expense	-	-	-	-	-	-	807.36	-	536.66	-	5,372.15	-	6,716.17
5190-00 Violation Letters	-	72.00	328.00	144.00	472.00	376.00	264.00	760.00	344.00	344.00	208.00	-	3,312.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	37.25	32.17	32.17	32.17	-	358.95
Total Contract	1,233.45	728.30	1,059.09	1,166.21	907.09	1,281.50	3,157.92	1,166.03	1,802.61	907.27	6,364.52	-	19,773.99
Landscaping													
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	2,640.23	2,640.23	-	28,539.61
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	31.00	31.00	-	272.94
5370-00 Sign Maintenance	-	-	-	573.79	-	-	-	-	-	-	-	-	573.79
Total Landscape	3,525.07	2,514.50	11,363.06	10,037.16	5,030.22	4,724.62	2,640.23	6,500.21	2,931.23	2,671.23	2,671.23	-	54,608.76
Building/Maintenance													
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	-	80.00	80.00	-	720.00
Total	780.00	-	80.00	80.00	80.00	80.00	80.00	80.00	-	80.00	80.00	-	1,420.00
Building/Maintenance													



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pool													
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	75.08	75.08	-	820.80
Total Pool	2,083.79	4,452.50	4,511.35	14,132.22	15,313.45	10,105.25	4,199.75	3,762.54	75.08	75.08	75.08	-	58,786.09
Recreational													
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	150.00	-	-	2,241.28
Total Recreational	-	-	50.00	200.00	75.00	1,103.24	559.00	414.28	359.00	150.00	-	-	2,910.52
Utilities													
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	1,083.37	762.43	-	10,533.36
6010-00 Gas 220 Utilities	81.46	164.68	109.91	35.13	27.76	27.78	26.91	28.03	26.91	26.91	27.07	-	582.55
6020-00 Phone/Internet 220	405.38	112.31	407.81	742.66	576.05	112.31	112.31	959.31	439.68	439.68	112.31	-	4,419.81
Utilities													
6040-00 Water	4,028.03	834.29	252.31	244.21	255.51	1,864.98	2,016.42	2,566.98	4,334.04	2,278.85	2,414.19	-	21,089.81
Total Utilities	5,312.06	1,950.48	1,616.18	1,880.57	1,755.06	2,943.63	3,336.34	4,751.46	5,934.94	3,828.81	3,316.00	-	36,625.53
Administrative													
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	2,025.00	2,025.00	-	22,275.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
6230-00 Insurance - Corp	-	-	-	-	-	-	-	-	-	-	4,302.00	-	4,302.00
230 Prof Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
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	747.00	373.50	-	12,620.19
Total Administrative	1,902.50	3,544.75	2,430.00	3,487.00	3,451.25	2,025.00	3,785.00	4,753.00	4,646.19	2,772.00	6,700.50	-	39,497.19
Total OPERATING EXPENSE	14,836.87	13,190.53	21,109.68	30,983.16	26,612.07	22,263.24	17,758.24	21,427.52	15,749.05	10,484.39	19,207.33	-	213,622.08
Net Income:	127,303.98	(11,045.74)	(16,806.74)	(29,763.06)	(25,545.67)	(16,069.21)	125,702.95	(20,638.63)	(14,160.28)	(9,125.38)	(18,349.20)	-	91,503.02



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

11/30/2024

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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 %	\$283,520.00	\$283,500.00	\$20.00	0.01 %	\$283,500.00
3085-00 NSF Fees	-	-	-	0.00 %	70.00	-	70.00	0.00 %	-
3090-00 Fine Income	-	-	-	0.00 %	6,600.00	-	6,600.00	0.00 %	-
3100-00 Late Fee Income	60.00	-	60.00	0.00 %	3,650.00	-	3,650.00	0.00 %	-
3140-00 Clubhouse Rental	100.00	166.67	(66.67)	(40.00)%	2,600.00	1,833.37	766.63	41.82 %	2,000.00
3160-00 Pool Key Income	-	-	-	0.00 %	520.00	-	520.00	0.00 %	-
3310-00 Interest Income	698.13	-	698.13	0.00 %	8,165.10	-	8,165.10	0.00 %	-
Total Income	\$858.13	\$166.67	\$691.46	414.87%	\$305,125.10	\$285,333.37	\$19,791.73	6.94 %	\$285,500.00
Total OPERATING INCOME									
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	157.50	-	(157.50)	0.00 %	2,730.00	-	(2,730.00)	0.00 %	-
5030-00 Collection Fee Service	-	-	-	0.00 %	373.50	-	(373.50)	0.00 %	-
5040-00 Fine Collect Expense	-	-	-	0.00 %	291.25	-	(291.25)	0.00 %	-
5050-00 NSF Expense	-	-	-	0.00 %	49.00	-	(49.00)	0.00 %	-
5100-00 Admin Services	549.40	100.00	(449.40)	(449.40)%	1,766.59	1,100.00	(666.59)	(60.60)%	1,200.00
5110-00 Admin Supplies	20.48	166.67	146.19	87.71 %	1,703.20	1,833.37	130.17	7.10 %	2,000.00
5150-00 Meeting Expense	-	-	-	0.00 %	1,250.00	-	(1,250.00)	0.00 %	-
5170-00 Postage	24.82	133.33	108.51	81.38 %	1,223.33	1,466.63	243.30	16.59 %	1,600.00
5180-00 Social Expense	5,372.15	625.00	(4,747.15)	(759.54)%	6,716.17	6,875.00	158.83	2.31 %	7,500.00
5190-00 Violation Letters	208.00	500.00	292.00	58.40 %	3,312.00	5,500.00	2,188.00	39.78 %	6,000.00
5200-00 Website	32.17	33.33	1.16	3.48 %	358.95	366.63	7.68	2.09 %	400.00
Total Contract	\$6,364.52	\$1,558.33	(\$4,806.19)	(308.42)%	\$19,773.99	\$17,141.63	(\$2,632.36)	(15.36)%	\$18,700.00
Landscape									
5300-00 Landscape Contract	2,640.23	2,514.50	(125.73)	(5.00)%	28,539.61	27,659.50	(880.11)	(3.18)%	30,174.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	2,750.00	2,750.00	100.00 %	3,000.00
5310-00 Ground Maintenance	-	1,250.00	1,250.00	100.00 %	24,369.22	13,750.00	(10,619.22)	(77.23)%	15,000.00
5330-00 Irrigation Maintenance	-	250.00	250.00	100.00 %	853.20	2,750.00	1,896.80	68.97 %	3,000.00
5360-00 Security Services	31.00	83.33	52.33	62.80 %	272.94	916.63	643.69	70.22 %	1,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	573.79	1,375.00	801.21	58.27 %	1,500.00
Total Landscape	\$2,671.23	\$4,472.83	\$1,801.60	40.28%	\$54,608.76	\$49,201.13	(\$5,407.63)	(10.99)%	\$53,674.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	700.00	916.63	216.63	23.63 %	1,000.00
5420-00 Exterminating	80.00	166.67	86.67	52.00 %	720.00	1,833.37	1,113.37	60.73 %	2,000.00
5460-00 Plumbing Maintenance	-	83.33	83.33	100.00 %	-	916.63	916.63	100.00 %	1,000.00
Total Building/Maintenance	\$80.00	\$333.33	\$253.33	76.00%	\$1,420.00	\$3,666.63	\$2,246.63	61.27 %	\$4,000.00



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

11/30/2024

Date: 12/6/2024
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Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Pool								
5600-00 Pool Mgmt Contract	\$-	\$3,300.00	\$3,300.00	\$40,174.20	\$36,300.00	(\$3,874.20)	(10.67)%	\$39,600.00
5610-00 Pool Maintenance	-	416.67	416.67	15,688.41	4,583.37	(11,105.04)	(242.29)%	5,000.00
5630-00 Pool Equipment	-	166.67	166.67	2,102.68	1,833.37	(269.31)	(14.69)%	2,000.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	820.80	733.37	(87.43)	(11.92)%	800.00
Total Pool	\$75.08	\$3,950.01	\$3,874.93	\$58,786.09	\$43,450.11	(\$15,335.98)	(35.30)%	\$47,400.00
Recreational								
5700-00 Clubhouse Expense	-	291.67	291.67	669.24	3,208.37	2,539.13	79.14 %	3,500.00
5710-00 Clubhouse Cleaning	-	583.33	583.33	2,241.28	6,416.63	4,175.35	65.07 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	-	458.37	458.37	100.00 %	500.00
Total Recreational	\$-	\$916.67	\$916.67	\$2,910.52	\$10,083.37	\$7,172.85	71.14 %	\$11,000.00
Utilities								
6000-00 Electric 220 Utilities	762.43	791.67	29.24	10,533.36	8,708.37	(1,824.99)	(20.96)%	9,500.00
6010-00 Gas 220 Utilities	27.07	50.00	22.93	582.55	550.00	(32.55)	(5.92)%	600.00
6020-00 Phone/Internet 220 Utilities	112.31	291.67	179.36	4,419.81	3,208.37	(1,211.44)	(37.76)%	3,500.00
6040-00 Water	2,414.19	1,000.00	(1,414.19)	21,089.81	11,000.00	(10,089.81)	(91.73)%	12,000.00
Total Utilities	\$3,316.00	\$2,133.34	(\$1,182.66)	\$36,625.53	\$23,466.74	(\$13,158.79)	(56.07)%	\$25,600.00
Administrative								
6200-00 Management Fees	2,025.00	2,025.00	-	22,275.00	22,275.00	-	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	4,302.00	-	(4,302.00)	4,302.00	4,030.00	(272.00)	(6.75)%	4,030.00
6240-00 Legal Fees 230 Prof Fees	373.50	416.67	43.17	12,620.19	4,583.37	(8,036.82)	(175.35)%	5,000.00
Total Administrative	\$6,700.50	\$2,441.67	(\$4,258.83)	\$39,497.19	\$31,238.37	(\$8,258.82)	(26.44)%	\$33,680.00
Total OPERATING EXPENSE	\$19,207.33	\$15,806.18	(\$3,401.15)	\$213,622.08	\$178,247.98	(\$35,374.10)	(19.85)%	\$194,054.00
Net Income:	(\$18,349.20)	(\$15,639.51)	(\$2,709.69)	\$91,503.02	\$107,085.39	(\$15,582.37)		\$91,446.00