



# **Financial Report Package**

**December 2023**

**Prepared for**

**OXFORD/CAMBRIDGE HOMEOWNERS  
ASSOCIATION, INC**

**Superior Association Management, LLC**



**Balance Sheet - Operating**  
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC  
End Date: 12/31/2023

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**Assets**

Assets		
10-1000-00 Operating - SouthState	\$99,509.30	
10-1020-00 Reserve - SouthState	163,516.55	
Total Assets:		<u>\$263,025.85</u>
Accounts Receivable		
12-1270-00 Accounts Receivable	27,185.00	
Total Accounts Receivable:		<u>\$27,185.00</u>
<b>Total Assets:</b>		<b><u><u>\$290,210.85</u></u></b>

**Liabilities & Equity**

Liabilities		
20-2070-00 Prepaid Dues	39,141.00	
Total Liabilities:		<u>\$39,141.00</u>
Earnings		
29-2900-00 Retained Earnings	184,176.17	
Total Earnings:		<u>\$184,176.17</u>
Net Income Gain / Loss	66,893.68	
		<u>\$66,893.68</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$290,210.85</u></u></b>



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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
Income													
3010-00 Homeowner Assessment	\$133,650.00	\$-	\$-	\$-	\$-	\$- \$133,650.00							\$267,300.00
3085-00 NSF Fees	-	-	-	-	-	-	-	35.00	-	-	-	-	35.00
3090-00 Fine Income	1,225.00	775.00	-	1,475.00	(225.00)	-	(1,452.50)	-	-	4,575.00	-	-	6,372.50
3100-00 Late Fee Income	60.00	1,220.00	460.00	240.00	(320.00)	(160.00)	100.00	1,100.00	400.00	80.00	120.00	80.00	3,380.00
3140-00 Clubhouse Rental	100.00	700.00	400.00	-	200.00	100.00	200.00	425.00	-	150.00	150.00	-	2,425.00
3160-00 Pool Key Income	-	-	10.00	40.00	100.00	220.00	120.00	80.00	-	-	-	-	570.00
3310-00 Interest Income	14.02	12.39	55.39	49.92	58.71	53.35	343.58	344.40	322.84	356.84	335.12	324.76	2,271.32
3320-00 Other Income	-	-	-	-	-	-	-	-	-	-	25,825.00	-	25,825.00
<b>Total Income</b>	<b>135,049.02</b>	<b>2,707.39</b>	<b>925.39</b>	<b>1,804.92</b>	<b>(186.29)</b>	<b>213.35</b>	<b>132,961.08</b>	<b>1,984.40</b>	<b>722.84</b>	<b>5,161.84</b>	<b>26,430.12</b>	<b>404.76</b>	<b>308,178.82</b>
<b>OPERATING EXPENSE</b>													
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	45.00	-	2,790.00
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	47.00	142.00	1,411.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	41.53	453.50	57.20	92.62	31.46	29.92	371.14	2,205.84
5130-00 Bank Service	-	-	-	-	-	-	-	-	-	-	16.00	-	16.00
Charge													
5150-00 Meeting Expense	-	-	-	-	-	-	-	-	-	-	125.00	-	125.00
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	40.95	283.50	60.72	95.70	33.66	33.00	285.78	1,542.63
5180-00 Social Expense	2,264.99	-	-	-	-	-	973.77	-	992.65	-	554.38	1,059.78	5,845.57
5190-00 Violation Letters	16.00	192.00	392.00	800.00	544.00	432.00	632.00	648.00	600.00	200.00	320.00	216.00	4,992.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	386.04
<b>Total Contract</b>	<b>3,999.79</b>	<b>815.88</b>	<b>1,228.99</b>	<b>1,303.80</b>	<b>1,906.42</b>	<b>958.90</b>	<b>2,524.07</b>	<b>1,191.59</b>	<b>2,289.14</b>	<b>490.29</b>	<b>1,202.47</b>	<b>2,106.87</b>	<b>20,018.21</b>
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	2,514.50	2,514.50	29,695.00
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	27.99	29.99	395.86
5370-00 Sign Maintenance	-	-	-	-	1,960.43	-	128.70	-	-	-	-	-	2,089.13
<b>Total Landscaping</b>	<b>2,394.75</b>	<b>5,869.75</b>	<b>3,244.75</b>	<b>2,585.64</b>	<b>2,610.43</b>	<b>6,945.45</b>	<b>14,675.50</b>	<b>2,514.50</b>	<b>2,824.39</b>	<b>2,542.49</b>	<b>2,542.49</b>	<b>2,544.49</b>	<b>51,294.63</b>
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	80.00	80.00	80.00	160.00	80.00	80.00	1,040.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Maintenance													
<b>Total</b>	<b>160.00</b>	<b>-</b>	<b>80.00</b>	<b>1,277.32</b>	<b>160.00</b>	<b>-</b>	<b>80.00</b>	<b>80.00</b>	<b>80.00</b>	<b>160.00</b>	<b>80.00</b>	<b>80.00</b>	<b>2,237.32</b>



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

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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	\$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	75.08	75.08	900.96
<b>Total Pool</b>	<b>14,983.80</b>	<b>17,543.68</b>	<b>4,107.66</b>	<b>9,276.37</b>	<b>8,288.92</b>	<b>7,978.62</b>	<b>3,980.91</b>	<b>2,028.00</b>	<b>537.40</b>	<b>1,181.35</b>	<b>75.08</b>	<b>75.08</b>	<b>70,056.87</b>
<b>Recreational</b>													
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	60.17	50.00	2,969.68
<b>Total Recreational</b>	<b>77.61</b>	<b>350.00</b>	<b>250.00</b>	<b>136.90</b>	<b>4,832.11</b>	<b>384.00</b>	<b>409.00</b>	<b>334.00</b>	<b>334.00</b>	<b>384.00</b>	<b>60.17</b>	<b>50.00</b>	<b>7,601.79</b>
<b>Utilities</b>													
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	810.99	742.34	10,072.30
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	26.66	26.68	601.99
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	405.13	405.38	4,659.66
<b>Utilities</b>													
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	3,270.22	3,012.72	22,928.37
<b>Total Utilities</b>	<b>1,453.58</b>	<b>1,270.72</b>	<b>1,786.13</b>	<b>1,381.40</b>	<b>1,540.22</b>	<b>1,590.34</b>	<b>3,515.71</b>	<b>5,363.61</b>	<b>6,384.55</b>	<b>5,275.94</b>	<b>4,513.00</b>	<b>4,187.12</b>	<b>38,262.32</b>
<b>Administrative</b>													
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	1,822.50	1,822.50	21,870.00
6220-00 CPA Fees 230 Prof Fees	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00
6230-00 Insurance - Corp	-	-	-	-	-	-	-	-	-	4,085.00	-	-	4,085.00
230 Prof Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
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	5,187.50	1,535.00	20,659.00
6280-00 Other Professional Fees	-	4,900.00	-	-	-	-	-	-	-	-	-	-	4,900.00
<b>Total Administrative</b>	<b>6,735.00</b>	<b>8,547.50</b>	<b>4,462.50</b>	<b>1,942.50</b>	<b>2,057.50</b>	<b>2,402.50</b>	<b>3,684.50</b>	<b>2,882.00</b>	<b>2,322.50</b>	<b>6,410.00</b>	<b>7,010.00</b>	<b>3,357.50</b>	<b>51,814.00</b>
<b>Total OPERATING EXPENSE</b>	<b>29,804.53</b>	<b>34,397.53</b>	<b>15,160.03</b>	<b>17,903.93</b>	<b>21,395.60</b>	<b>20,259.81</b>	<b>28,869.69</b>	<b>14,393.70</b>	<b>14,771.98</b>	<b>16,444.07</b>	<b>15,483.21</b>	<b>12,401.06</b>	<b>241,285.14</b>
<b>Net Income:</b>	<b>105,244.49</b>	<b>(31,690.14)</b>	<b>(14,234.64)</b>	<b>(16,099.01)</b>	<b>(21,581.89)</b>	<b>(20,046.46)</b>	<b>104,091.39</b>	<b>(12,409.30)</b>	<b>(14,049.14)</b>	<b>(11,282.23)</b>	<b>10,946.91</b>	<b>(11,996.30)</b>	<b>66,893.68</b>





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

12/31/2023

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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	\$-	\$3,208.37	\$3,208.37	\$39,418.28	\$38,500.00	(\$918.28)	(2.39)%	\$38,500.00
5610-00 Pool Maintenance	-	375.00	375.00	29,276.80	4,500.00	(24,776.80)	(550.60)%	4,500.00
5630-00 Pool Equipment	-	208.37	208.37	460.83	2,500.00	2,039.17	81.57 %	2,500.00
5635-00 Pool Key Fob	75.08	66.63	(8.45)	900.96	800.00	(100.96)	(12.62)%	800.00
<b>Total Pool</b>	<b>\$75.08</b>	<b>\$3,858.37</b>	<b>\$3,783.29</b>	<b>\$70,056.87</b>	<b>\$46,300.00</b>	<b>(\$23,756.87)</b>	<b>(51.31)%</b>	<b>\$46,300.00</b>
<b>Recreational</b>								
5700-00 Clubhouse Expense	-	291.63	291.63	4,632.11	3,500.00	(1,132.11)	(32.35)%	3,500.00
5710-00 Clubhouse Cleaning	50.00	583.37	533.37	2,969.68	7,000.00	4,030.32	57.58 %	7,000.00
5900-00 Recreation Maintenance	-	41.63	41.63	-	500.00	500.00	100.00 %	500.00
<b>Total Recreational</b>	<b>\$50.00</b>	<b>\$916.63</b>	<b>\$866.63</b>	<b>\$7,601.79</b>	<b>\$11,000.00</b>	<b>\$3,398.21</b>	<b>30.89%</b>	<b>\$11,000.00</b>
<b>Utilities</b>								
6000-00 Electric 220 Utilities	742.34	791.63	49.29	10,072.30	9,500.00	(572.30)	(6.02)%	9,500.00
6010-00 Gas 220 Utilities	26.68	45.00	18.32	601.99	540.00	(61.99)	(11.48)%	540.00
6020-00 Phone/Internet 220 Utilities	405.38	216.63	(188.75)	4,659.66	2,600.00	(2,059.66)	(79.22)%	2,600.00
6040-00 Water	3,012.72	833.37	(2,179.35)	22,928.37	10,000.00	(12,928.37)	(129.28)%	10,000.00
<b>Total Utilities</b>	<b>\$4,187.12</b>	<b>\$1,886.63</b>	<b>(\$2,300.49)</b>	<b>\$38,262.32</b>	<b>\$22,640.00</b>	<b>(\$15,622.32)</b>	<b>(69.00)%</b>	<b>\$22,640.00</b>
<b>Administrative</b>								
6200-00 Management Fees	1,822.50	1,923.75	101.25	21,870.00	23,085.00	1,215.00	5.26 %	23,085.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	300.00	350.00	50.00	14.29 %	350.00
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	4,085.00	4,030.00	(55.00)	(1.36)%	4,030.00
6240-00 Legal Fees 230 Prof Fees	1,535.00	166.63	(1,368.37)	20,659.00	2,000.00	(18,659.00)	(932.95)%	2,000.00
6280-00 Other Professional Fees	-	-	-	4,900.00	-	(4,900.00)	0.00 %	-
<b>Total Administrative</b>	<b>\$3,357.50</b>	<b>\$2,090.38</b>	<b>(\$1,267.12)</b>	<b>\$51,814.00</b>	<b>\$29,465.00</b>	<b>(\$22,349.00)</b>	<b>(75.85)%</b>	<b>\$29,465.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$12,401.06</b>	<b>\$15,073.64</b>	<b>\$2,672.58</b>	<b>\$241,285.14</b>	<b>\$185,265.00</b>	<b>(\$56,020.14)</b>	<b>(30.24)%</b>	<b>\$185,265.00</b>
<b>Net Income:</b>	<b>(\$11,996.30)</b>	<b>(\$14,905.38)</b>	<b>\$2,909.08</b>	<b>\$66,893.68</b>	<b>\$84,055.00</b>	<b>(\$17,161.32)</b>	<b>(20.42)%</b>	<b>\$84,055.00</b>