



Financial Report Package

December 2024

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
End Date: 12/31/2024

Date: 1/9/2025
Time: 1:39 pm
Page: 1

Assets

| | | |
|-----------------------------------|--------------|-----------------------------------|
| Assets | | |
| 10-1000-00 Operating - SouthState | \$114,799.53 | |
| 10-1020-00 Reserve - SouthState | 232,443.47 | |
| Total Assets: | | <u>\$347,243.00</u> |
| Accounts Receivable | | |
| 12-1270-00 Accounts Receivable | 33,700.00 | |
| Total Accounts Receivable: | | <u>\$33,700.00</u> |
| Total Assets: | | <u><u>\$380,943.00</u></u> |

Liabilities & Equity

| | | |
|--|------------|-----------------------------------|
| Liabilities | | |
| 20-2070-00 Prepaid Dues | 51,572.50 | |
| Total Liabilities: | | <u>\$51,572.50</u> |
| Earnings | | |
| 29-2900-00 Retained Earnings | 251,069.85 | |
| Total Earnings: | | <u>\$251,069.85</u> |
| Net Income Gain / Loss | 78,300.65 | |
| | | <u>\$78,300.65</u> |
| Total Liabilities & Equity: | | <u><u>\$380,943.00</u></u> |



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

Date: 1/9/2025
 Time: 1:39 pm
 Page: 1

| 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 | 60.00 | 3,710.00 |
| 3100-00 Late Fee Income | 150.00 | 500.00 | - | 250.00 | - | 550.00 | 425.00 | (100.00) | 250.00 | 475.00 | 100.00 | 475.00 | 3,075.00 |
| 3140-00 Clubhouse Rental | - | - | - | - | 120.00 | 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 | 772.60 | 8,937.70 |
| 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 | 1,307.60 | 306,432.70 |
| 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 | 1,307.60 | 306,432.70 |
| 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 | 49.40 | 1,815.99 |
| 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 | 303.44 | 2,006.64 |
| 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 | 316.09 | 1,539.42 |
| 5180-00 Social Expense | - | - | - | - | - | - | 807.36 | - | 536.66 | - | 5,372.15 | 453.06 | 7,169.23 |
| 5190-00 Violation Letters | - | 72.00 | 328.00 | 144.00 | 472.00 | 376.00 | 264.00 | 760.00 | 344.00 | 344.00 | 208.00 | 192.00 | 3,504.00 |
| 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 | 32.17 | 391.12 |
| 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 | 1,346.16 | 21,120.15 |
| 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 | 2,640.23 | 31,179.84 |
| 5310-00 Ground Maintenance | 1,010.57 | - | 8,818.57 | 6,918.88 | 2,360.00 | 1,201.20 | - | 3,800.00 | 260.00 | - | - | 1,649.54 | 26,018.76 |
| 5330-00 Irrigation | - | - | - | - | - | 853.20 | - | - | - | - | - | 1,150.75 | 2,003.95 |
| Maintenance | | | | | | | | | | | | | |
| 5360-00 Security Services | - | - | 29.99 | 29.99 | 29.99 | 29.99 | - | 59.98 | 31.00 | 31.00 | 31.00 | 31.00 | 303.94 |
| 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 | 5,471.52 | 60,080.28 |
| 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 | 80.00 | 800.00 |
| Total | 780.00 | - | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | - | 80.00 | 80.00 | 80.00 | 1,500.00 |
| Building/Maintenance | | | | | | | | | | | | | |



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

Date: 1/9/2025
 Time: 1:39 pm
 Page: 2

| 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 | - | - | - | - | 1,555.13 | 17,243.54 |
| 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 | 75.08 | 895.88 |
| 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 | 1,630.21 | 60,416.30 |
| 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 | - | 150.00 | 2,391.28 |
| 5900-00 Recreation | - | - | - | - | - | - | - | - | - | - | - | 190.00 | 190.00 |
| Maintenance | | | | | | | | | | | | | |
| Total Recreational | - | - | 50.00 | 200.00 | 75.00 | 1,103.24 | 559.00 | 414.28 | 359.00 | 150.00 | - | 340.00 | 3,250.52 |
| 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 | 777.32 | 11,310.68 |
| 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 | 33.08 | 615.63 |
| 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 | 440.01 | 4,859.82 |
| 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 | 1,616.42 | 22,706.23 |
| 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 | 2,866.83 | 39,492.36 |
| 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 | 2,025.00 | 24,300.00 |
| 6220-00 CPA Fees 230 Prof | - | - | - | 300.00 | - | - | - | - | - | - | - | - | 300.00 |
| Fees | | | | | | | | | | | | | |
| 6230-00 Insurance - Corp | - | - | - | - | - | - | - | - | - | - | 4,302.00 | - | 4,302.00 |
| 230 Prof Fees | | | | | | | | | | | | | |
| 6240-00 Legal Fees 230 Prof | 80.00 | 1,722.25 | - | 1,162.00 | 1,426.25 | - | 1,760.00 | 2,728.00 | 2,621.19 | 747.00 | 373.50 | 750.25 | 13,370.44 |
| Fees | | | | | | | | | | | | | |
| 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 | 2,775.25 | 42,272.44 |
| 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 | 14,509.97 | 228,132.05 |
| 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) | (13,202.37) | 78,300.65 |



Income Statement - Operating OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

12/31/2024

Date: 1/9/2025
Time: 1:39 pm
Page: 1

| Description | Current Period | | | Year-to-date | | | Annual Budget | |
|-----------------------------------|-------------------|-------------------|-------------------|-----------------|---------------------|---------------------|---------------------|-----------------|
| | Actual | Budget | Variance | Percent | Actual | Budget | | Variance |
| OPERATING INCOME | | | | | | | | |
| Income | | | | | | | | |
| 3010-00 Homeowner Assessment | \$- | \$- | \$- | 0.00 % | \$283,520.00 | \$283,500.00 | \$20.00 | 0.01 % |
| 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 % | 3,710.00 | - | 3,710.00 | 0.00 % |
| 3140-00 Clubhouse Rental | 475.00 | 166.63 | 308.37 | 185.06 % | 3,075.00 | 2,000.00 | 1,075.00 | 53.75 % |
| 3160-00 Pool Key Income | - | - | - | 0.00 % | 520.00 | - | 520.00 | 0.00 % |
| 3310-00 Interest Income | 772.60 | - | 772.60 | 0.00 % | 8,937.70 | - | 8,937.70 | 0.00 % |
| Total Income | \$1,307.60 | \$166.63 | \$1,140.97 | 684.73% | \$306,432.70 | \$285,500.00 | \$20,932.70 | 7.33 % |
| Total OPERATING INCOME | \$1,307.60 | \$166.63 | \$1,140.97 | 684.73% | \$306,432.70 | \$285,500.00 | \$20,932.70 | 7.33 % |
| OPERATING EXPENSE | | | | | | | | |
| Contract | | | | | | | | |
| 5010-00 Del Fee Split | - | - | - | 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 | 49.40 | 100.00 | 50.60 | 50.60 % | 1,815.99 | 1,200.00 | (615.99) | (51.33)% |
| 5110-00 Admin Supplies | 303.44 | 166.63 | (136.81) | (82.10)% | 2,006.64 | 2,000.00 | (6.64) | (0.33)% |
| 5150-00 Meeting Expense | - | - | - | 0.00 % | 1,250.00 | - | (1,250.00) | 0.00 % |
| 5170-00 Postage | 316.09 | 133.37 | (182.72) | (137.00)% | 1,539.42 | 1,600.00 | 60.58 | 3.79 % |
| 5180-00 Social Expense | 453.06 | 625.00 | 171.94 | 27.51 % | 7,169.23 | 7,500.00 | 330.77 | 4.41 % |
| 5190-00 Violation Letters | 192.00 | 500.00 | 308.00 | 61.60 % | 3,504.00 | 6,000.00 | 2,496.00 | 41.60 % |
| 5200-00 Website | 32.17 | 33.37 | 1.20 | 3.60 % | 391.12 | 400.00 | 8.88 | 2.22 % |
| Total Contract | \$1,346.16 | \$1,558.37 | \$212.21 | 13.62% | \$21,120.15 | \$18,700.00 | (\$2,420.15) | (12.94)% |
| Landscape | | | | | | | | |
| 5300-00 Landscape Contract | 2,640.23 | 2,514.50 | (125.73) | (5.00)% | 31,179.84 | 30,174.00 | (1,005.84) | (3.33)% |
| 5305-00 Landscape Committee | - | 250.00 | 250.00 | 100.00 % | - | 3,000.00 | 3,000.00 | 100.00 % |
| 5310-00 Ground Maintenance | 1,649.54 | 1,250.00 | (399.54) | (31.96)% | 26,018.76 | 15,000.00 | (11,018.76) | (73.46)% |
| 5330-00 Irrigation Maintenance | 1,150.75 | 250.00 | (900.75) | (360.30)% | 2,003.95 | 3,000.00 | 996.05 | 33.20 % |
| 5360-00 Security Services | 31.00 | 83.37 | 52.37 | 62.82 % | 303.94 | 1,000.00 | 696.06 | 69.61 % |
| 5370-00 Sign Maintenance | - | 125.00 | 125.00 | 100.00 % | 573.79 | 1,500.00 | 926.21 | 61.75 % |
| Total Landscape | \$5,471.52 | \$4,472.87 | (\$998.65) | (22.33)% | \$60,080.28 | \$53,674.00 | (\$6,406.28) | (11.94)% |
| Building/Maintenance | | | | | | | | |
| 5400-00 Bldg Maintenance | - | 83.37 | 83.37 | 100.00 % | 700.00 | 1,000.00 | 300.00 | 30.00 % |
| 5420-00 Exterminating | 80.00 | 166.63 | 86.63 | 51.99 % | 800.00 | 2,000.00 | 1,200.00 | 60.00 % |
| 5460-00 Plumbing Maintenance | - | 83.37 | 83.37 | 100.00 % | - | 1,000.00 | 1,000.00 | 100.00 % |
| Total Building/Maintenance | \$80.00 | \$333.37 | \$253.37 | 76.00% | \$1,500.00 | \$4,000.00 | \$2,500.00 | 62.50 % |



Income Statement - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

12/31/2024

Date: 1/9/2025
 Time: 1:39 pm
 Page: 2

| Description | Current Period | | | Year-to-date | | | Annual Budget | |
|--|----------------------|----------------------|-------------------|-----------------|---------------------|---------------------|----------------------|-----------------|
| | Actual | Budget | Variance | Percent | Actual | Budget | | Variance |
| Pool | | | | | | | | |
| 5600-00 Pool Mgmt Contract | \$- | \$3,300.00 | \$3,300.00 | 100.00 % | \$40,174.20 | \$39,600.00 | (\$574.20) | (1.45)% |
| 5610-00 Pool Maintenance | 1,555.13 | 416.63 | (1,138.50) | (273.26)% | 17,243.54 | 5,000.00 | (12,243.54) | (244.87)% |
| 5630-00 Pool Equipment | - | 166.63 | 166.63 | 100.00 % | 2,102.68 | 2,000.00 | (102.68) | (5.13)% |
| 5635-00 Pool Key Fob | 75.08 | 66.63 | (8.45) | (12.68)% | 895.88 | 800.00 | (95.88) | (11.99)% |
| Total Pool | \$1,630.21 | \$3,949.89 | \$2,319.68 | 58.73% | \$60,416.30 | \$47,400.00 | (\$13,016.30) | (27.46)% |
| Recreational | | | | | | | | |
| 5700-00 Clubhouse Expense | - | 291.63 | 291.63 | 100.00 % | 669.24 | 3,500.00 | 2,830.76 | 80.88 % |
| 5710-00 Clubhouse Cleaning | 150.00 | 583.37 | 433.37 | 74.29 % | 2,391.28 | 7,000.00 | 4,608.72 | 65.84 % |
| 5900-00 Recreation Maintenance | 190.00 | 41.63 | (148.37) | (356.40)% | 190.00 | 500.00 | 310.00 | 62.00 % |
| Total Recreational | \$340.00 | \$916.63 | \$576.63 | 62.91% | \$3,250.52 | \$11,000.00 | \$7,749.48 | 70.45 % |
| Utilities | | | | | | | | |
| 6000-00 Electric 220 Utilities | 777.32 | 791.63 | 14.31 | 1.81 % | 11,310.68 | 9,500.00 | (1,810.68) | (19.06)% |
| 6010-00 Gas 220 Utilities | 33.08 | 50.00 | 16.92 | 33.84 % | 615.63 | 600.00 | (15.63) | (2.61)% |
| 6020-00 Phone/Internet 220 Utilities | 440.01 | 291.63 | (148.38) | (50.88)% | 4,859.82 | 3,500.00 | (1,359.82) | (38.85)% |
| 6040-00 Water | 1,616.42 | 1,000.00 | (616.42) | (61.64)% | 22,706.23 | 12,000.00 | (10,706.23) | (89.22)% |
| Total Utilities | \$2,866.83 | \$2,133.26 | (\$733.57) | (34.39)% | \$39,492.36 | \$25,600.00 | (\$13,892.36) | (54.27)% |
| Administrative | | | | | | | | |
| 6200-00 Management Fees | 2,025.00 | 2,025.00 | - | 0.00 % | 24,300.00 | 24,300.00 | - | 0.00 % |
| 6220-00 CPA Fees 230 Prof Fees | - | - | - | 0.00 % | 300.00 | 350.00 | 50.00 | 14.29 % |
| 6230-00 Insurance - Corp 230 Prof Fees | - | - | - | 0.00 % | 4,302.00 | 4,030.00 | (272.00) | (6.75)% |
| 6240-00 Legal Fees 230 Prof Fees | 750.25 | 416.63 | (333.62) | (80.08)% | 13,370.44 | 5,000.00 | (8,370.44) | (167.41)% |
| Total Administrative | \$2,775.25 | \$2,441.63 | (\$333.62) | (13.66)% | \$42,272.44 | \$33,680.00 | (\$8,592.44) | (25.51)% |
| Total OPERATING EXPENSE | \$14,509.97 | \$15,806.02 | \$1,296.05 | 8.20% | \$228,132.05 | \$194,054.00 | (\$34,078.05) | (17.56)% |
| Net Income: | (\$13,202.37) | (\$15,639.39) | \$2,437.02 | | \$78,300.65 | \$91,446.00 | (\$13,145.35) | |