



SOUTHAMPTON

END OF MONTH FINANCIAL INFORMATION

AUGUST
2017

P.O. Box 2427 • Huntersville, NC 28070 • Tel: 704-875-7299 • Fax: 704-875-7177

Providing Superior service to our communities... one homeowner at a time



AUGUST 2017 REPORT

FOR

SOUTHAMPTON

Financial

We began the month with \$33,053.16 in the Operation Accounts, had deposits of \$4,162.50, cut checks in the amount of \$21,218.16, and ended August with \$38,022.75 in the Operations Accounts. In reserves we began the month with \$68,622.59 and ended with \$46,619.14. In account receivables we began the month with \$12,677.20 and ended the month with \$10,494.36. We recognized \$21.80 in interest. Total Deposits from Dec 1st 2016 \$161,600.00

A handwritten signature in black ink, appearing to read "John T. Holloway". The signature is fluid and cursive, with a large loop at the end.

John T. Holloway PCAM

Superior Association Management, LLC

A S S E T S

1000	CASH in BANK	38,022.75
1010	PETTY CASH	0.00
1020	INVEST SHRT-TERM	46,619.14
1050	CERT. OF DEPOSIT	0.00
1070	ACCTS RECEIVABLE	10,494.36
1080	A/R - INS PREM	0.00
1180	PREPAID EXPENSES	0.00
1190	OTHER S-T ASSETS	0.00

	TOTAL CURRENT ASSETS	95,136.25
1400	CAP. IMPROVEMENT	0.00
1405	ACCUMULATED DEP	0.00
1410	DEPOSIT-UTIL/OTH	0.00
1430	NOTES RECEIVABLE	0.00

	TOTAL FIXED ASSETS	0.00
1500	ORGANIZE COSTS	0.00

	TOTAL FIXED ASSETS - INTANGIBLE	0.00

	TOTAL ASSETS	95,136.25

L I A B I L I T I E S

2000	ACCOUNTS PAYABLE	25.00
2010	A/P - MGMT CO.	125.00
2020	A/P - PAYROLL	0.00
2030	A/P - INS CLAIM	0.00
2040	DEPOSITS PAYABLE	0.00
2060	A/P - EMPL BENFT	0.00
2070	A/P - P/R TAXES	0.00
2080	A/P - WORK COMP	0.00
2160	OTHER PAYABLES	0.00
2170	DEFERRED INCOME	11,316.39

	TOTAL CURRENT LIABILITIES	11,466.39
2410	NOTES PAYABLE	0.00

	TOTAL LONG-TERM LIABILITIES	0.00
	TOTAL LIABILITIES	11,466.39
		=====

O W N E R S E Q U I T Y

3320	CAPITAL	0.00
3330	CAPITAL (TRNSFR)	0.00

	TOTAL CAPITAL/OWNERS EQUITY	0.00
3350	RETAIN. EARNINGS	83,669.86
3450	EQUIP REPR/REPL	0.00
3460	FENCE PAINT/REPL	0.00
3470	ROOF REPAIR/REPL	0.00
3480	ASPH/SDWLK REPL	0.00
3490	DECK/STAIR REPL	0.00
3500	CARPET REPL.	0.00
3510	RECR FACIL REPL	0.00
3520	SECURITY REPL.	0.00
3530	FURNITURE REPL.	0.00
3540	EXT/INT PAINT	0.00
3550	LANDSCAPE RESERV	0.00
3560	SEWER STREETS	0.00
3570	CLUBHOUSE RESERV	0.00
3590	MISC/CONTGNCY	0.00

	TOTAL RETAINED EARNINGS	83,669.86
	TOTAL OWNERS EQUITY	83,669.86
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	TOTAL LIABILITIES & OWNERS EQUITY	95,136.25

NOTE: PREPARED WITHOUT AUDIT

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 31 Aug 2017

PAGE 70

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD	Mtd%	Ytd%
INCOME															
4010 ASSOCIATION FEES	0	42,525	0	0	42,525	0	0	42,525	0	0	42,525	0	170,100	0.0	86.3
4080 LATE CHARGES	360	40	740	20	620	0	1,040	360	920	280	0	1,100	5,480	74.0	2.8
4150 INTEREST	20	20	19	19	21	20	23	23	21	18	24	22	250	1.5	0.1
4200 SPEC. ASSESSMENT	0	0	0	0	8,505	0	0	0	0	0	8,526	-21	17,010	-1.4	8.6
4280 CLUB HOUSE RENTL	150	100	200	150	0	0	75	380	295	300	125	275	2,050	18.5	1.0
4300 FINE	1,280	465	0	-165	465	-20	-3,410	0	275	0	2,845	100	1,835	6.7	0.9
4500 POOL KEY	0	0	0	0	10	0	0	10	100	50	80	10	260	0.7	0.1
TOTAL INCOME	1,810	43,150	959	24	52,146	0	-2,272	43,298	1,611	648	54,125	1,486	196,985	100.0	100.0
GENERAL OPERATIONS															
5010 DEL FEE SPLIT	30	191	255	105	285	435	105	600	585	765	274	195	3,824	13.1	1.9
5011 FINE COLLECT EXP	0	0	0	0	935	0	0	0	0	0	0	0	935	0.0	0.5
5090 ADMIN SUPPLIES	65	182	31	20	544	97	24	574	62	125	237	30	1,990	2.0	1.0
5101 VIOLATION LTRS	944	728	432	16	144	544	344	248	768	960	384	344	5,856	23.1	3.0
5105 POSTAGE	79	171	31	29	191	39	39	397	57	122	196	29	1,379	2.0	0.7
5120 WEB SITE	30	30	30	30	30	30	0	30	0	0	0	0	210	0.0	0.1
5150 BANK SERVICE CHG	0	0	0	4	-4	0	0	8	-8	0	-8	0	-8	0.0	0.0
5180 SUBSCRIPT & DUES	0	0	0	0	0	0	0	0	60	30	30	30	150	2.0	0.1
5240 SECUR MAINT	0	270	0	0	270	0	0	270	0	0	420	0	1,229	0.0	0.6
5300 EQUIP MAINT	0	0	0	0	0	0	0	0	0	380	0	0	380	0.0	0.2
5310 IRRIGATION MAINT	0	0	375	424	0	0	0	0	400	0	0	0	1,199	0.0	0.6
5320 LIGHTING MAINTEN	0	0	0	0	0	0	0	0	0	21	0	0	21	0.0	0.0
5350 BLDG MAINT	0	0	0	0	0	0	0	0	0	342	0	158	500	10.6	0.2
5410 GENL CLEAN	125	150	172	75	0	0	0	0	0	0	0	0	522	0.0	0.3
5560 GROUNDS MAINT	273	1,625	1,035	0	100	1,199	0	0	448	796	420	0	5,895	0.0	3.0
5580 LANDSCAPE CONTRA	4,650	4,650	0	2,545	2,325	2,325	2,325	2,325	2,325	3,105	2,325	2,325	31,225	156.5	15.8
5590 LANDSCAPE SUPPLY	0	0	0	0	0	0	2,600	0	0	0	0	0	2,600	0.0	1.3
5591 LANDSCAPE COMMIT	0	0	0	0	0	0	2,894	0	7,440	0	0	0	10,333	0.0	5.2
5645 SOCIAL	2,217	40	547	670	0	0	0	990	1,768	591	78	147	7,051	9.9	3.6
	8,413	8,037	2,908	3,918	4,819	4,669	8,330	5,442	13,906	7,236	4,355	3,259	75,291	219.3	38.2
RECREATION															
5959 POOL KEY FOBS	45	45	45	45	45	45	0	45	90	45	45	45	540	3.0	0.3
5960 POOL MGMT CONTR	0	0	0	0	1,550	3,100	0	0	0	13,950	7,750	3,100	29,450	208.6	14.9
5961 POOL MAINT	1,450	0	0	0	1,800	200	991	0	7,133	0	177	655	12,406	44.1	6.3
5962 POOL SUPPLIES	108	0	0	0	0	0	0	0	500	0	142	0	750	0.0	0.4

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 31 Aug 2017

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD	Mtd%	Ytd%
5963 CLUB HOUSE	0	11	0	0	0	180	112	150	50	369	150	200	1,221	13.5	0.6
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	1,603	56	45	45	3,395	3,525	1,103	195	7,773	14,364	8,264	4,000	44,367	269.2	22.5
UTILITIES															
6000 TELEPHONE	101	101	108	108	108	0	97	109	110	110	110	110	1,173	7.4	0.6
6010 SATELLITE/TV	27	27	27	27	27	27	27	27	27	27	27	27	321	1.8	0.2
6030 ELECTRIC	79	1,888	822	577	541	524	587	0	1,414	907	1,023	978	9,342	65.8	4.7
6040 GAS	29	26	21	26	105	72	60	64	26	26	26	24	506	1.6	0.3
6060 WATER	4,068	5,858	6,354	377	898	27	10,560	668	1,391	432	4,395	10,973	46,002	738.5	23.3
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	4,305	7,899	7,332	1,116	1,680	650	11,331	867	2,969	1,503	5,580	12,112	57,344	815.2	29.1
PROFESSIONAL FEES															
6200 MGMT FEE	1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823	21,870	122.7	11.1
6225 CPA FEES	0	0	0	0	0	300	0	0	0	0	0	0	300	0.0	0.1
6230 LEGAL FEES	0	0	0	0	0	0	0	450	0	320	0	0	770	0.0	0.4
6235 CONSULTING FEES	1,350	0	1,350	0	0	0	0	0	0	0	0	0	2,700	0.0	1.4
6250 INSURANCE-CORP	0	0	3,856	0	0	0	0	0	0	0	0	0	3,856	0.0	2.0
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	3,173	1,823	7,029	1,823	1,823	2,123	1,823	2,273	1,823	2,143	1,823	1,823	29,496	122.7	15.0
NET EXPENSES	17,493	17,814	17,314	6,901	11,716	10,966	22,587	8,776	26,470	25,245	20,021	21,193	206,498	426.4	104.8
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EARN BEFORE ADJ.	-15,683	25,336	-16,355	-6,877	40,430	-10,966	-24,859	34,522	-24,859	-24,597	34,103	-19,707	-9,513	326.4	-4.8
RESERVE EXPENSES															
6690 MISC/CONT RESERV	0	0	0	0	0	0	0	0	22,023	0	0	0	22,023	0.0	11.2
TOTAL EXPENSES	17,493	17,814	17,314	6,901	11,716	10,966	22,587	8,776	48,493	25,245	20,021	21,193	228,521	426.4	116.0
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6990 NET EARNINGS	-15,683	25,336	-16,355	-6,877	40,430	-10,966	-24,859	34,522	-46,882	-24,597	34,103	-19,707	-31,536	326.4	-16.0

Note: Percentages are calculated against totals for all Income.

MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Aug 16	Aug 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME												
4010 ASSOCIATION FEES	0	0	0	0	N/A	127,625	127,575	127,575	0	0.0	170,100	42,525
4015 DUES DISCOUNT	0	0	0	0	N/A	-2,780	0	0	0	N/A	0	0
4080 LATE CHARGES	580	1,100	0	1,100	N/A	2,880	4,320	0	4,320	N/A	0	-4,320
4150 INTEREST	23	22	21	1	4.7	300	172	167	5	3.2	250	78
4200 SPEC. ASSESSMENT	0	-21	0	-21	N/A	0	17,010	17,010	0	0.0	17,010	0
4280 CLUB HOUSE RENTL	250	275	250	25	10.0	1,655	1,450	2,000	-550	-27.5	3,000	1,550
4300 FINE	320	100	0	100	N/A	-180	255	0	255	N/A	0	-255
4420 RESALE CAPITAL	0	0	0	0	N/A	3,000	0	0	0	N/A	0	0
4500 POOL KEY	30	10	0	10	N/A	150	260	0	260	N/A	0	-260
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TOTAL INCOME	1,203	1,486	271	1,215	448.6	132,650	151,042	146,752	4,290	2.9	190,360	39,318
GENERAL OPERATIONS												
5010 DEL FEE SPLIT	135	195	0	-195	N/A	2,693	3,244	0	-3,244	N/A	0	-3,244
5011 FINE COLLECT EXP	0	0	0	0	N/A	106	935	0	-935	N/A	0	-935
5090 ADMIN SUPPLIES	46	30	146	116	79.3	1,940	1,692	1,167	-526	-45.1	1,750	58
5100 ADMIN SERVICES	0	0	0	0	N/A	145	0	0	0	N/A	0	0
5101 VIOLATION LTRS	616	344	550	206	37.5	4,832	3,736	3,600	-136	-3.8	5,000	1,264
5105 POSTAGE	55	29	125	96	76.5	1,133	1,070	1,000	-70	-7.0	1,500	430
5120 WEB SITE	30	0	30	30	100.0	240	90	240	150	62.5	360	270
5130 NEWSLETTERS	0	0	0	0	N/A	87	0	0	0	N/A	0	0
5150 BANK SERVICE CHG	0	0	0	0	N/A	10	-12	0	12	N/A	0	12
5180 SUBSCRIPT & DUES	0	30	0	-30	N/A	0	150	0	-150	N/A	0	-150
5200 STORM DAMAGE	0	0	0	0	N/A	6,811	0	0	0	N/A	0	0
5240 SECUR MAINT	0	0	0	0	N/A	810	960	1,789	829	46.4	2,385	1,425
5300 EQUIP MAINT	0	0	0	0	N/A	707	380	0	-380	N/A	0	-380
5310 IRRIGATION MAINT	0	0	0	0	N/A	360	400	166	-234	-141.0	500	100
5320 LIGHTING MAINTEN	0	0	0	0	N/A	43	21	0	-21	N/A	0	-21
5350 BLDG MAINT	0	158	63	-95	-152.4	0	500	500	0	0.1	750	250
5410 GENL CLEAN	100	0	0	0	N/A	899	0	0	0	N/A	0	0
5560 GROUNDS MAINT	0	0	333	333	100.0	2,949	2,962	2,667	-295	-11.1	4,000	1,038
5570 EXTERMINATING	0	0	0	0	N/A	0	0	200	200	100.0	200	200
5580 LANDSCAPE CONTRA	0	2,325	2,325	0	0.0	18,950	19,380	18,600	-780	-4.2	27,900	8,520
5590 LANDSCAPE SUPPLY	115	0	0	0	N/A	8,787	2,600	3,000	400	13.3	3,000	400
5591 LANDSCAPE COMMIT	0	0	0	0	N/A	0	10,333	6,500	-3,833	-59.0	6,500	-3,833

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Aug 2017

MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Aug 16	Aug 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5645 SOCIAL	841	147	500	353	70.5	5,744	3,576	4,000	424	10.6	6,000	2,424
5650 MISCELLANEOUS	0	0	0	0	N/A	20	0	0	0	N/A	0	0
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	1,937	3,259	4,072	813	20.0	57,265	52,015	43,428	-8,587	-19.8	59,845	7,830
RECREATION												
5930 RECR. MAINT	0	0	0	0	N/A	0	0	1,000	1,000	100.0	1,000	1,000
5959 POOL KEY FOBS	45	45	45	0	0.0	360	360	360	0	0.0	540	180
5960 POOL MGMT CONTR	1,550	3,100	3,962	862	21.8	33,860	29,450	27,734	-1,716	-6.2	31,700	2,250
5961 POOL MAINT	0	655	0	-655	N/A	690	10,956	400	-10,556	-2638.9	800	-10,156
5962 POOL SUPPLIES	0	0	100	100	100.0	729	642	400	-242	-60.4	500	-142
5963 CLUB HOUSE	-27	200	192	-8	-4.4	1,268	1,211	1,533	323	21.1	2,300	1,089
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	1,568	4,000	4,299	299	7.0	36,907	42,618	31,427	-11,191	-35.6	36,840	-5,778
UTILITIES												
6000 TELEPHONE	101	110	108	-2	-1.5	807	754	867	112	13.0	1,300	546
6010 SATELLITE/TV	27	27	27	0	0.0	214	214	214	0	0.0	321	107
6030 ELECTRIC	1,028	978	808	-170	-21.0	5,184	5,975	6,467	491	7.6	9,700	3,725
6040 GAS	25	24	67	42	63.4	398	404	533	130	24.3	800	396
6060 WATER	3,490	10,973	1,667	-9,306	-558.4	9,075	29,345	13,333	-16,012	-120.1	20,000	-9,345
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	4,671	12,112	2,677	-9,436	-352.5	15,678	36,692	21,414	-15,278	-71.4	32,121	-4,571
PROFESSIONAL FEES												
6200 MGMT FEE	1,823	1,823	1,924	101	5.3	14,580	14,580	15,390	810	5.3	23,085	8,505
6225 CPA FEES	0	0	0	0	N/A	300	300	300	0	0.0	300	0
6230 LEGAL FEES	0	0	42	42	100.0	0	770	333	-437	-131.0	500	-270
6250 INSURANCE-CORP	0	0	0	0	N/A	3,495	0	0	0	N/A	4,600	4,600
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	1,823	1,823	1,965	143	7.3	18,375	15,650	16,023	373	2.3	28,485	12,835
NET EXPENSES	9,998	21,193	13,013	-8,181	-62.9	128,225	146,975	112,293	-34,683	-30.9	157,291	10,316
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EARNINGS BEFORE ADJUSTMNTS	-8,796	-19,707	-12,742	-6,966	54.7	4,425	4,067	34,459	-30,392	88.2	33,069	29,002

OXFORD/CAMBRIDGE HOA (#1890)
 INCOME STATEMENT FOR PERIOD ENDING: 31 Aug 2017

MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Aug 16	Aug 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
RESERVE EXPENSES												
6690 MISC/CONT RESERV	0	0	4,167	4,167	100.0	74,903	22,023	33,333	11,310	33.9	50,000	27,977
TOTAL EXPENSES	9,998	21,193	17,179	-4,014	-23.4	203,128	168,999	145,626	-23,373	-16.1	207,291	38,292
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NET EARNINGS/LOSS	-8,796	-19,707	-16,908	-2,799	16.6	-70,478	-17,957	1,126	-19,082	1695.4	-16,931	1,026