



# SOUTHAMPTON

## END OF MONTH FINANCIAL INFORMATION

SEPTEMBER

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*



# SEPTEMBER 2017 REPORT

## FOR

### SOUTHAMPTON

#### Financial

We began the month with \$38,022.75 in the Operation Accounts, had deposits of \$20,876.16, cut checks in the amount of \$33,692.93, and ended September with \$25,207.61 in the Operations Accounts. In reserves we began the month with \$46,619.14 and ended with \$46,630.64. In account receivables we began the month with \$10,494.36 and ended the month with \$6,541.00. We recognized \$13.13 in interest. Total Deposits from Dec 1<sup>st</sup> 2016 \$182,476.16

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	25,207.61
1010	PETTY CASH	0.00
1020	INVEST SHRT-TERM	46,630.64
1050	CERT. OF DEPOSIT	0.00
1070	ACCTS RECEIVABLE	6,541.00
1080	A/R - INS PREM	0.00
1180	PREPAID EXPENSES	0.00
1190	OTHER S-T ASSETS	0.00
		-----
	TOTAL CURRENT ASSETS	78,379.25
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
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	TOTAL FIXED ASSETS - INTANGIBLE	0.00
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	TOTAL ASSETS	78,379.25
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L I A B I L I T I E S

2000	ACCOUNTS PAYABLE	0.00
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	28,699.19
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	TOTAL CURRENT LIABILITIES	28,824.19
2410	NOTES PAYABLE	0.00
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	TOTAL LONG-TERM LIABILITIES	0.00
	TOTAL LIABILITIES	28,824.19
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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	49,555.06
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
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	TOTAL RETAINED EARNINGS	49,555.06
	TOTAL OWNERS EQUITY	49,555.06
		=====
	TOTAL LIABILITIES & OWNERS EQUITY	78,379.25
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NOTE: PREPARED WITHOUT AUDIT

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 30 Sep 2017

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	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Mtd%	Ytd%
<b>INCOME</b>															
4010 ASSOCIATION FEES	42,525	0	0	42,525	0	0	42,525	0	0	42,525	0	0	170,100	0.0	87.3
4080 LATE CHARGES	40	740	20	620	0	1,040	360	920	280	0	1,100	540	5,660	128.0	2.9
4150 INTEREST	20	19	19	21	20	23	23	21	18	24	22	13	243	-3.1	0.1
4200 SPEC. ASSESSMENT	0	0	0	8,505	0	0	0	0	0	8,526	-21	0	17,010	0.0	8.7
4280 CLUB HOUSE RENTL	100	200	150	0	0	75	380	295	300	125	275	175	2,075	-41.5	1.1
4300 FINE	465	0	-165	465	-20	-3,410	0	275	0	2,845	100	-1,150	-595	272.6	-0.3
4500 POOL KEY	0	0	0	10	0	0	10	100	50	80	10	0	260	0.0	0.1
<b>TOTAL INCOME</b>	<b>43,150</b>	<b>959</b>	<b>24</b>	<b>52,146</b>	<b>0</b>	<b>-2,272</b>	<b>43,298</b>	<b>1,611</b>	<b>648</b>	<b>54,125</b>	<b>1,486</b>	<b>-422</b>	<b>194,753</b>	<b>100.0</b>	<b>100.0</b>
<b>GENERAL OPERATIONS</b>															
5010 DEL FEE SPLIT	191	255	105	285	435	105	600	585	765	274	195	281	4,076	-66.7	2.1
5011 FINE COLLECT EXP	0	0	0	935	0	0	0	0	0	0	0	0	935	0.0	0.5
5090 ADMIN SUPPLIES	182	31	20	544	97	24	574	62	125	237	30	95	2,021	-22.5	1.0
5101 VIOLATION LTRS	728	432	16	144	544	344	248	768	960	384	344	760	5,672	180.2	2.9
5105 POSTAGE	171	31	29	191	39	39	397	57	122	196	29	91	1,391	-21.6	0.7
5120 WEB SITE	30	30	30	30	30	0	30	0	0	0	0	0	180	0.0	0.1
5150 BANK SERVICE CHG	0	0	4	-4	0	0	8	-8	0	-8	0	0	-8	0.0	0.0
5180 SUBSCRIPT & DUES	0	0	0	0	0	0	0	60	30	30	30	0	150	0.0	0.1
5240 SECUR MAINT	270	0	0	270	0	0	270	0	0	420	0	0	1,229	0.0	0.6
5300 EQUIP MAINT	0	0	0	0	0	0	0	0	380	0	0	0	380	0.0	0.2
5310 IRRIGATION MAINT	0	375	424	0	0	0	0	400	0	0	0	0	1,199	0.0	0.6
5320 LIGHTING MAINTEN	0	0	0	0	0	0	0	0	21	0	0	0	21	0.0	0.0
5350 BLDG MAINT	0	0	0	0	0	0	0	0	342	0	158	0	500	0.0	0.3
5410 GENL CLEAN	150	172	75	0	0	0	0	0	0	0	0	0	397	0.0	0.2
5560 GROUNDS MAINT	1,625	1,035	0	100	1,199	0	0	448	796	420	0	88	5,710	-20.9	2.9
5580 LANDSCAPE CONTRA	4,650	0	2,545	2,325	2,325	2,325	2,325	2,325	3,105	2,325	2,325	2,325	28,900	551.1	14.8
5590 LANDSCAPE SUPPLY	0	0	0	0	0	2,600	0	0	0	0	0	0	2,600	0.0	1.3
5591 LANDSCAPE COMMIT	0	0	0	0	0	2,894	0	7,440	0	0	0	0	10,333	0.0	5.3
5645 SOCIAL	40	547	670	0	0	0	990	1,768	591	78	147	990	5,824	234.8	3.0
	<b>8,037</b>	<b>2,908</b>	<b>3,918</b>	<b>4,819</b>	<b>4,669</b>	<b>8,330</b>	<b>5,442</b>	<b>13,906</b>	<b>7,236</b>	<b>4,355</b>	<b>3,259</b>	<b>4,631</b>	<b>71,509</b>	<b>097.6</b>	<b>36.7</b>
<b>RECREATION</b>															
5959 POOL KEY FOBS	45	45	45	45	45	0	45	90	45	45	45	0	495	0.0	0.2
5960 POOL MGMT CONTR	0	0	0	1,550	3,100	0	0	0	13,950	7,750	3,100	0	29,450	0.0	15.1
5961 POOL MAINT	0	0	0	1,800	200	991	0	7,133	0	177	655	0	10,956	0.0	5.6
5962 POOL SUPPLIES	0	0	0	0	0	0	0	500	0	142	0	0	642	0.0	0.3

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 30 Sep 2017

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	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Mtd%	Ytd%
5963 CLUB HOUSE	11	0	0	0	180	112	150	50	369	150	200	120	1,342	-28.6	0.7
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	56	45	45	3,395	3,525	1,103	195	7,773	14,364	8,264	4,000	120	42,884	-28.5	22.0
UTILITIES															
6000 TELEPHONE	101	108	108	108	0	97	109	110	110	110	110	110	1,182	-26.1	0.6
6010 SATELLITE/TV	27	27	27	27	27	27	27	27	27	27	27	27	321	-6.3	0.2
6030 ELECTRIC	1,888	822	577	541	524	587	0	1,414	907	1,023	978	940	10,203	222.9	5.2
6040 GAS	26	21	26	105	72	60	64	26	26	26	24	24	500	-5.6	0.3
6060 WATER	5,858	6,354	377	898	27	10,560	668	1,391	432	4,395	10,973	3,996	45,929	947.1	23.6
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	7,899	7,332	1,116	1,680	650	11,331	867	2,969	1,503	5,580	12,112	5,096	58,135	208.0	29.9
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	432.0	11.2
6225 CPA FEES	0	0	0	0	300	0	0	0	0	0	0	0	300	0.0	0.1
6230 LEGAL FEES	0	0	0	0	0	0	450	0	320	0	0	0	770	0.0	0.4
6235 CONSULTING FEES	0	1,350	0	0	0	0	0	0	0	0	0	0	1,350	0.0	0.7
6250 INSURANCE-CORP	0	3,856	0	0	0	0	0	0	0	0	0	0	3,856	0.0	2.0
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	1,823	7,029	1,823	1,823	2,123	1,823	2,273	1,823	2,143	1,823	1,823	1,823	28,146	432.0	14.5
NET EXPENSES	17,814	17,314	6,901	11,716	10,966	22,587	8,776	26,470	25,245	20,021	21,193	11,670	200,674	766.2	103.0
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
EARN BEFORE ADJ.	25,336	-16,355	-6,877	40,430	-10,966	-24,859	34,522	-24,859	-24,597	34,103	-19,707	-12,092	-5,921	866.2	-3.0
RESERVE EXPENSES															
6690 MISC/CONT RESERV	0	0	0	0	0	0	0	22,023	0	0	0	22,023	44,047	220.4	22.6
TOTAL EXPENSES	17,814	17,314	6,901	11,716	10,966	22,587	8,776	48,493	25,245	20,021	21,193	33,693	244,721	986.6	125.7
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6990 NET EARNINGS	25,336	-16,355	-6,877	40,430	-10,966	-24,859	34,522	-46,882	-24,597	34,103	-19,707	-34,115	-49,968	086.6	-25.7

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..	
	Sep 16	Sep 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	360	540	0	540	N/A	3,240	4,860	0	4,860	N/A	0	-4,860
4150 INTEREST	20	13	21	-8	-37.0	320	185	187	-2	-1.2	250	65
4200 SPEC. ASSESSMENT	0	0	0	0	N/A	0	17,010	17,010	0	0.0	17,010	0
4280 CLUB HOUSE RENTL	150	175	250	-75	-30.0	1,805	1,625	2,250	-625	-27.8	3,000	1,375
4300 FINE	1,280	-1,150	0	-1,150	N/A	1,100	-895	0	-895	N/A	0	895
4420 RESALE CAPITAL	0	0	0	0	N/A	3,000	0	0	0	N/A	0	0
4500 POOL KEY	0	0	0	0	N/A	150	260	0	260	N/A	0	-260
=====												
TOTAL INCOME	1,810	-422	271	-693	-255.8	134,460	150,620	147,022	3,598	2.5	190,360	39,740
GENERAL OPERATIONS												
5010 DEL FEE SPLIT	30	281	0	-281	N/A	2,723	3,525	0	-3,525	N/A	0	-3,525
5011 FINE COLLECT EXP	0	0	0	0	N/A	106	935	0	-935	N/A	0	-935
5090 ADMIN SUPPLIES	65	95	146	51	34.9	2,004	1,787	1,312	-475	-36.2	1,750	-37
5100 ADMIN SERVICES	0	0	0	0	N/A	145	0	0	0	N/A	0	0
5101 VIOLATION LTRS	944	760	500	-260	-52.0	5,776	4,496	4,100	-396	-9.7	5,000	504
5105 POSTAGE	79	91	125	34	27.1	1,212	1,161	1,125	-36	-3.2	1,500	339
5120 WEB SITE	30	0	30	30	100.0	270	90	270	180	66.7	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	0	0	0	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	0	63	63	100.0	0	500	563	63	11.2	750	250
5410 GENL CLEAN	125	0	0	0	N/A	1,024	0	0	0	N/A	0	0
5560 GROUNDS MAINT	273	88	333	245	73.6	3,222	3,050	3,000	-50	-1.7	4,000	950
5570 EXTERMINATING	0	0	0	0	N/A	0	0	200	200	100.0	200	200
5580 LANDSCAPE CONTRA	4,650	2,325	2,325	0	0.0	23,600	21,705	20,925	-780	-3.7	27,900	6,195
5590 LANDSCAPE SUPPLY	0	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

	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Sep 16	Sep 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5645 SOCIAL	2,217	990	500	-490	-98.1	7,961	4,566	4,500	-66	-1.5	6,000	1,434
5650 MISCELLANEOUS	0	0	0	0	N/A	20	0	0	0	N/A	0	0
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	8,413	4,631	4,022	-609	-15.1	65,678	56,646	47,450	-9,196	-19.4	59,845	3,199
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	0	45	45	100.0	405	360	405	45	11.1	540	180
5960 POOL MGMT CONTR	0	0	3,966	3,966	100.0	33,860	29,450	31,700	2,250	7.1	31,700	2,250
5961 POOL MAINT	1,450	0	400	400	100.0	2,140	10,956	800	-10,156	-1269.5	800	-10,156
5962 POOL SUPPLIES	108	0	100	100	100.0	837	642	500	-142	-28.3	500	-142
5963 CLUB HOUSE	0	120	192	71	37.2	1,268	1,331	1,725	394	22.8	2,300	969
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	1,603	120	4,703	4,582	97.4	38,510	42,738	36,130	-6,608	-18.3	36,840	-5,898
UTILITIES												
6000 TELEPHONE	101	110	108	-2	-1.6	908	864	975	111	11.4	1,300	436
6010 SATELLITE/TV	27	27	27	0	0.0	241	241	241	0	0.0	321	80
6030 ELECTRIC	79	940	808	-132	-16.3	5,264	6,915	7,275	360	4.9	9,700	2,785
6040 GAS	29	24	67	43	64.7	427	427	600	173	28.8	800	373
6060 WATER	4,068	3,996	1,667	-2,329	-139.7	13,143	33,341	15,000	-18,341	-122.3	20,000	-13,341
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	4,305	5,096	2,677	-2,419	-90.4	19,983	41,788	24,091	-17,697	-73.5	32,121	-9,667
PROFESSIONAL FEES												
6200 MGMT FEE	1,823	1,823	1,924	101	5.3	16,403	16,403	17,314	911	5.3	23,085	6,683
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	375	-395	-105.3	500	-270
6235 CONSULTING FEES	1,350	0	0	0	N/A	1,350	0	0	0	N/A	0	0
6250 INSURANCE-CORP	0	0	0	0	N/A	3,495	0	0	0	N/A	4,600	4,600
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	3,173	1,823	1,965	143	7.3	21,547	17,473	17,989	516	2.9	28,485	11,013



OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Sep 2017

	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Sep 16	Sep 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
NET EXPENSES	17,493	11,670	13,367	1,697	12.7	145,718	158,645	125,659	-32,986	-26.3	157,291	-1,354
EARNINGS BEFORE ADJUSTMNTS	-15,683	-12,092	-13,096	1,004	7.7	-11,258	-8,025	21,363	-29,388	137.6	33,069	41,094
RESERVE EXPENSES												
6690 MISC/CONT RESERV	0	22,023	4,167	-17,857	-428.6	74,903	44,047	37,500	-6,547	-17.5	50,000	5,953
TOTAL EXPENSES	17,493	33,693	17,533	-16,160	-92.2	220,621	202,692	163,159	-39,532	-24.2	207,291	4,599
NET EARNINGS/LOSS	-15,683	-34,115	-17,262	-16,852	97.6	-86,161	-52,072	-16,137	-35,935	222.7	-16,931	35,141