



# SOUTHAMPTON

## END OF MONTH FINANCIAL INFORMATION

NOVEMBER

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*



# NOVEMBER 2017 REPORT

## FOR

### SOUTHAMPTON

#### Financial

We began the month with \$22,822.59 in the Operation Accounts, had deposits of \$3,054.50, cut checks and drafts in the amount of \$9,961.95, and ended November with \$15,916.72 in the Operations Accounts. In reserves we began the month with \$46,642.52 and ended with \$46,654.02. In account receivables we began the month with \$11,102.00 and ended the month with \$8,791.00. We recognized \$13.08 in interest. Total Deposits from Dec 1<sup>st</sup> 2016 \$203,047.66

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	15,916.72
1010	PETTY CASH	0.00
1020	INVEST SHRT-TERM	46,654.02
1050	CERT. OF DEPOSIT	0.00
1070	ACCTS RECEIVABLE	8,791.00
1080	A/R - INS PREM	0.00
1180	PREPAID EXPENSES	0.00
1190	OTHER S-T ASSETS	0.00
		-----
	TOTAL CURRENT ASSETS	71,361.74
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	71,361.74
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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	6,687.69
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	TOTAL CURRENT LIABILITIES	6,812.69
2410	NOTES PAYABLE	0.00
		-----
	TOTAL LONG-TERM LIABILITIES	0.00
	TOTAL LIABILITIES	6,812.69
		=====

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	64,549.05
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	64,549.05
	TOTAL OWNERS EQUITY	64,549.05
		=====
	TOTAL LIABILITIES & OWNERS EQUITY	71,361.74
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NOTE: PREPARED WITHOUT AUDIT

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 30 Nov 2017

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	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	YTD	Mtd%	Ytd%
<b>INCOME</b>															
4010 ASSOCIATION FEES	0	42,525	0	0	42,525	0	0	42,525	0	0	42,525	0	170,100	0.0	87.3
4080 LATE CHARGES	20	620	0	1,040	360	920	280	0	1,100	540	240	840	5,960	81.7	3.1
4150 INTEREST	19	21	20	23	23	21	18	24	22	13	14	13	231	1.3	0.1
4200 SPEC. ASSESSMENT	0	8,505	0	0	0	0	0	8,526	-21	0	0	0	17,010	0.0	8.7
4280 CLUB HOUSE RENTL	150	0	0	75	380	295	300	125	275	175	450	150	2,375	14.6	1.2
4300 FINE	-165	465	-20	-3,410	0	275	0	2,845	100	-1,150	0	25	-1,035	2.4	-0.5
4500 POOL KEY	0	10	0	0	10	100	50	80	10	0	0	0	260	0.0	0.1
<b>TOTAL INCOME</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>43,229</b>	<b>1,028</b>	<b>194,901</b>	<b>100.0</b>	<b>100.0</b>
<b>GENERAL OPERATIONS</b>															
5010 DEL FEE SPLIT	105	285	435	105	600	585	765	274	195	281	513	334	4,477	32.5	2.3
5011 FINE COLLECT EXP	0	935	0	0	0	0	0	0	0	0	0	0	935	0.0	0.5
5090 ADMIN SUPPLIES	20	544	97	24	574	62	125	237	30	95	254	443	2,504	43.1	1.3
5101 VIOLATION LTRS	16	144	544	344	248	768	960	384	344	760	48	312	4,872	30.3	2.5
5105 POSTAGE	29	191	39	39	397	57	122	196	29	91	197	227	1,614	22.1	0.8
5120 WEB SITE	30	30	30	0	30	60	30	30	30	0	60	30	360	2.9	0.2
5150 BANK SERVICE CHG	4	-4	0	0	8	-8	0	-8	0	0	0	0	-8	0.0	0.0
5240 SECUR MAINT	0	270	0	0	270	0	0	420	0	0	270	0	1,229	0.0	0.6
5300 EQUIP MAINT	0	0	0	0	0	0	380	0	0	0	0	0	380	0.0	0.2
5310 IRRIGATION MAINT	424	0	0	0	0	400	0	0	0	0	0	0	824	0.0	0.4
5320 LIGHTING MAINTEN	0	0	0	0	0	0	21	0	0	0	0	0	21	0.0	0.0
5350 BLDG MAINT	0	0	0	0	0	0	342	0	158	0	0	0	500	0.0	0.3
5410 GENL CLEAN	75	0	0	0	0	0	0	0	0	0	0	0	75	0.0	0.0
5560 GROUNDS MAINT	0	100	1,199	0	0	448	796	420	0	88	180	0	3,230	0.0	1.7
5580 LANDSCAPE CONTRA	2,545	2,325	2,325	2,325	2,325	2,325	3,105	2,325	2,325	2,325	2,325	2,325	28,900	226.1	14.8
5590 LANDSCAPE SUPPLY	0	0	0	2,600	0	0	0	0	0	0	0	860	3,460	83.6	1.8
5591 LANDSCAPE COMMIT	0	0	0	2,894	0	7,440	0	0	0	0	0	0	10,333	0.0	5.3
5645 SOCIAL	670	0	0	0	990	1,768	591	78	147	990	518	20	5,775	1.9	3.0
	<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>4,365</b>	<b>4,551</b>	<b>69,480</b>	<b>442.7</b>	<b>35.7</b>
<b>RECREATION</b>															
5930 RECR. MAINT	0	0	0	0	0	0	0	0	0	0	0	204	204	19.8	0.1
5959 POOL KEY FOBS	45	45	45	0	45	90	45	45	45	0	90	45	540	4.4	0.3
5960 POOL MGMT CONTR	0	1,550	3,100	0	0	0	13,950	7,750	3,100	0	4,949	0	34,399	0.0	17.6
5961 POOL MAINT	0	1,800	200	991	0	7,133	0	177	655	0	0	563	11,519	54.8	5.9
5962 POOL SUPPLIES	0	0	0	0	0	500	0	142	0	0	0	21	663	2.1	0.3

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 30 Nov 2017

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	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	YTD	Mtd%	Ytd%
5963 CLUB HOUSE	0	0	180	112	150	50	369	150	200	120	332	60	1,724	5.8	0.9
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	45	3,395	3,525	1,103	195	7,773	14,364	8,264	4,000	120	5,371	893	49,048	86.9	25.2
UTILITIES															
6000 TELEPHONE	108	108	0	97	109	110	110	110	110	110	121	122	1,216	11.8	0.6
6010 SATELLITE/TV	27	27	27	27	27	27	27	27	27	27	27	27	321	2.6	0.2
6030 ELECTRIC	577	541	524	587	0	1,414	907	1,023	978	940	803	675	8,970	65.6	4.6
6040 GAS	26	105	72	60	64	26	26	26	24	24	24	24	500	2.3	0.3
6060 WATER	377	898	27	10,560	668	1,391	432	4,395	10,973	3,996	2,433	1,764	37,915	171.6	19.4
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	1,116	1,680	650	11,331	867	2,969	1,503	5,580	12,112	5,096	3,407	2,611	48,922	254.0	25.1
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	177.3	11.2
6225 CPA FEES	0	0	300	0	0	0	0	0	0	0	0	0	300	0.0	0.1
6230 LEGAL FEES	0	0	0	0	450	0	320	0	0	0	580	0	1,350	0.0	0.7
6250 INSURANCE-CORP	0	0	0	0	0	0	0	0	0	0	3,840	0	3,840	0.0	2.0
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	1,823	1,823	2,123	1,823	2,273	1,823	2,143	1,823	1,823	1,823	6,243	1,823	27,360	177.3	14.0
NET EXPENSES	6,901	11,716	10,966	22,587	8,776	26,470	25,245	20,021	21,193	11,670	19,386	9,878	194,810	960.8	100.0
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
EARN BEFORE ADJ.	-6,877	40,430	-10,966	-24,859	34,522	-24,859	-24,597	34,103	-19,707	-12,092	23,844	-8,850	92	860.8	0.1
RESERVE EXPENSES															
6690 MISC/CONT RESERV	0	0	0	0	0	22,023	0	0	0	22,023	0	0	44,047	0.0	22.6
TOTAL EXPENSES	6,901	11,716	10,966	22,587	8,776	48,493	25,245	20,021	21,193	33,693	19,386	9,878	238,856	960.8	122.6
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6990 NET EARNINGS	-6,877	40,430	-10,966	-24,859	34,522	-46,882	-24,597	34,103	-19,707	-34,115	23,844	-8,850	-43,955	860.8	-22.5

Note: Percentages are calculated against totals for all Income.

OXFORD/CAMBRIDGE HOA (#1890)  
 INCOME STATEMENT FOR PERIOD ENDING: 30 Nov 2017

	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Nov 16	Nov 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME												
4010 ASSOCIATION FEES	0	0	0	0	N/A	170,150	170,100	170,100	0	0.0	170,100	0
4015 DUES DISCOUNT	0	0	0	0	N/A	-2,780	0	0	0	N/A	0	0
4080 LATE CHARGES	740	840	0	840	N/A	4,020	5,940	0	5,940	N/A	0	-5,940
4150 INTEREST	19	13	21	-8	-37.2	359	213	229	-17	-7.2	250	37
4200 SPEC. ASSESSMENT	0	0	0	0	N/A	0	17,010	17,010	0	0.0	17,010	0
4280 CLUB HOUSE RENTL	200	150	250	-100	-40.0	2,105	2,225	2,750	-525	-19.1	3,000	775
4300 FINE	0	25	0	25	N/A	1,565	-870	0	-870	N/A	0	870
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	959	1,028	271	757	279.6	178,569	194,878	190,089	4,788	2.5	190,360	-4,518
GENERAL OPERATIONS												
5010 DEL FEE SPLIT	255	334	0	-334	N/A	3,169	4,372	0	-4,372	N/A	0	-4,372
5011 FINE COLLECT EXP	0	0	0	0	N/A	106	935	0	-935	N/A	0	-935
5090 ADMIN SUPPLIES	31	443	146	-297	-203.8	2,218	2,484	1,604	-880	-54.9	1,750	-734
5100 ADMIN SERVICES	0	0	0	0	N/A	145	0	0	0	N/A	0	0
5101 VIOLATION LTRS	432	312	235	-77	-32.8	6,936	4,856	4,765	-91	-1.9	5,000	144
5105 POSTAGE	31	227	125	-102	-81.9	1,413	1,585	1,375	-210	-15.3	1,500	-85
5120 WEB SITE	30	30	30	0	0.0	330	330	330	0	0.0	360	30
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
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	1,079	1,229	2,385	1,156	48.5	2,385	1,156
5300 EQUIP MAINT	0	0	0	0	N/A	707	380	0	-380	N/A	0	-380
5310 IRRIGATION MAINT	375	0	166	166	100.0	735	400	332	-68	-20.5	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	688	188	27.3	750	250
5410 GENL CLEAN	172	0	0	0	N/A	1,346	0	0	0	N/A	0	0
5560 GROUNDS MAINT	1,035	0	333	333	100.0	5,882	3,230	3,667	437	11.9	4,000	770
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	28,250	26,355	25,575	-780	-3.1	27,900	1,545
5590 LANDSCAPE SUPPLY	0	860	0	-860	N/A	8,787	3,460	3,000	-460	-15.3	3,000	-460
5591 LANDSCAPE COMMIT	0	0	0	0	N/A	0	10,333	6,500	-3,833	-59.0	6,500	-3,833
5645 SOCIAL	547	20	500	480	96.0	8,549	5,104	5,500	396	7.2	6,000	896

OXFORD/CAMBRIDGE HOA (#1890)

INCOME STATEMENT FOR PERIOD ENDING: 30 Nov 2017

G/L 4.3

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	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Nov 16	Nov 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5650 MISCELLANEOUS	0	0	0	0	N/A	20	0	0	0	N/A	0	0
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	2,908	4,551	3,923	-628	-16.0	76,622	65,562	55,920	-9,642	-17.2	59,845	-5,717
RECREATION												
5930 RECR. MAINT	0	204	0	-204	N/A	0	204	1,000	796	79.6	1,000	796
5959 POOL KEY FOBS	45	45	45	0	0.0	495	495	495	0	0.0	540	45
5960 POOL MGMT CONTR	0	0	0	0	N/A	33,860	34,399	31,700	-2,699	-8.5	31,700	-2,699
5961 POOL MAINT	0	563	0	-563	N/A	2,140	11,519	800	-10,719	-1339.9	800	-10,719
5962 POOL SUPPLIES	0	21	0	-21	N/A	837	663	500	-163	-32.6	500	-163
5963 CLUB HOUSE	0	60	192	131	68.6	1,278	1,724	2,108	385	18.3	2,300	576
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	45	893	237	-657	-277.5	38,611	49,003	36,603	-12,399	-33.9	36,840	-12,163
UTILITIES												
6000 TELEPHONE	108	122	108	-13	-12.3	1,118	1,107	1,192	85	7.1	1,300	193
6010 SATELLITE/TV	27	27	27	0	0.0	294	294	294	0	0.0	321	27
6030 ELECTRIC	822	675	808	134	16.5	7,974	8,393	8,892	499	5.6	9,700	1,307
6040 GAS	21	24	67	43	64.7	474	474	733	259	35.3	800	326
6060 WATER	6,354	1,764	1,667	-98	-5.9	25,354	37,538	18,333	-19,204	-104.8	20,000	-17,538
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	7,332	2,611	2,677	66	2.5	35,214	47,806	29,444	-18,362	-62.4	32,121	-15,685
PROFESSIONAL FEES												
6200 MGMT FEE	1,823	1,823	1,924	101	5.3	20,048	20,048	21,161	1,114	5.3	23,085	3,038
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	1,350	458	-892	-194.5	500	-850
6235 CONSULTING FEES	1,350	0	0	0	N/A	2,700	0	0	0	N/A	0	0
6250 INSURANCE-CORP	3,856	0	4,600	4,600	100.0	7,351	3,840	4,600	760	16.5	4,600	760
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	7,029	1,823	6,565	4,743	72.2	30,398	25,538	26,520	982	3.7	28,485	2,948
NET EXPENSES	17,314	9,878	13,402	3,524	26.3	180,846	187,909	148,488	-39,421	-26.6	157,291	-30,618
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EARNINGS BEFORE ADJUSTMNTS	-16,355	-8,850	-13,131	4,281	32.6	-2,276	6,969	41,602	-34,633	83.3	33,069	26,100



OXFORD/CAMBRIDGE HOA (#1890)  
 INCOME STATEMENT FOR PERIOD ENDING: 30 Nov 2017

	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Nov 16	Nov 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	44,047	45,833	1,787	3.9	50,000	5,953
TOTAL EXPENSES	17,314	9,878	17,568	7,690	43.8	255,749	231,955	194,321	-37,634	-19.4	207,291	-24,664
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
NET EARNINGS/LOSS	-16,355	-8,850	-17,297	8,447	48.8	-77,179	-37,078	-4,232	-32,846	776.2	-16,931	20,147