



# SOUTHAMPTON

## END OF MONTH FINANCIAL INFORMATION

DECEMBER

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*



# DECEMBER 2017 REPORT

## FOR

### SOUTHAMPTON

#### Financial

We began the month with \$15,916.72 in the Operation Accounts, had deposits of \$37,166.33, cut checks and drafts in the amount of \$8,765.65, and ended December with \$44,319.43 in the Operations Accounts. In reserves we began the month with \$46,654.02 and ended with \$46,665.91. In account receivables we began the month with \$8,791.00 and ended the month with \$7,240.00. We recognized \$13.92 in interest. Total Deposits from Dec 1<sup>st</sup> 2016 \$240,213.99

A handwritten signature in black ink, appearing to read "John T. Holloway". The signature is written in a cursive style with a large, sweeping flourish at the end.

John T. Holloway PCAM

Superior Association Management, LLC

A S S E T S

1000	CASH in BANK	44,319.43
1010	PETTY CASH	0.00
1020	INVEST SHRT-TERM	46,665.91
1050	CERT. OF DEPOSIT	0.00
1070	ACCTS RECEIVABLE	7,240.00
1080	A/R - INS PREM	0.00
1180	PREPAID EXPENSES	0.00
1190	OTHER S-T ASSETS	0.00
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	TOTAL CURRENT ASSETS	98,225.34
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	98,225.34
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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	41,543.02
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	TOTAL CURRENT LIABILITIES	41,668.02
2410	NOTES PAYABLE	0.00
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	TOTAL LONG-TERM LIABILITIES	0.00
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	TOTAL LIABILITIES	41,668.02
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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	56,557.32
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	56,557.32
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	TOTAL OWNERS EQUITY	56,557.32
		=====
	TOTAL LIABILITIES & OWNERS EQUITY	98,225.34
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NOTE: PREPARED WITHOUT AUDIT

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.1

INCOME STATEMENT FOR PERIOD ENDING: 31 Dec 2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	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	86.9
4080 LATE CHARGES	620	0	1,040	360	920	280	0	1,100	540	240	840	460	6,400	59.4	3.3
4150 INTEREST	21	20	23	23	21	18	24	22	13	14	13	14	227	1.8	0.1
4200 SPEC. ASSESSMENT	8,505	0	0	0	0	0	8,526	-21	0	0	0	0	17,010	0.0	8.7
4280 CLUB HOUSE RENTL	0	0	75	380	295	300	125	275	175	450	150	300	2,525	38.8	1.3
4300 FINE	465	-20	-3,410	0	275	0	2,845	100	-1,150	0	25	0	-870	0.0	-0.4
4500 POOL KEY	10	0	0	10	100	50	80	10	0	0	0	0	260	0.0	0.1
<b>TOTAL INCOME</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>774</b>	<b>195,652</b>	<b>100.0</b>	<b>100.0</b>
<b>GENERAL OPERATIONS</b>															
5010 DEL FEE SPLIT	285	435	105	600	585	765	274	195	281	513	334	226	4,598	29.2	2.3
5011 FINE COLLECT EXP	935	0	0	0	0	0	0	0	0	0	0	0	935	0.0	0.5
5090 ADMIN SUPPLIES	544	97	24	574	62	125	237	30	95	254	443	40	2,524	5.1	1.3
5101 VIOLATION LTRS	144	544	344	248	768	960	384	344	760	48	312	8	4,864	1.0	2.5
5105 POSTAGE	191	39	39	397	57	122	196	29	91	197	227	29	1,615	3.8	0.8
5120 WEB SITE	30	30	0	30	60	30	30	30	0	60	30	105	435	13.6	0.2
5150 BANK SERVICE CHG	-4	0	0	8	-8	0	-8	0	0	0	0	0	-12	0.0	-0.0
5240 SECUR MAINT	270	0	0	270	0	0	420	0	0	270	0	0	1,229	0.0	0.6
5300 EQUIP MAINT	0	0	0	0	0	380	0	0	0	0	0	0	380	0.0	0.2
5310 IRRIGATION MAINT	0	0	0	0	400	0	0	0	0	0	0	0	400	0.0	0.2
5320 LIGHTING MAINTEN	0	0	0	0	0	21	0	0	0	0	0	0	21	0.0	0.0
5350 BLDG MAINT	0	0	0	0	0	342	0	158	0	0	0	0	500	0.0	0.3
5560 GROUNDS MAINT	100	1,199	0	0	448	1,576	420	0	88	180	0	685	4,695	88.5	2.4
5580 LANDSCAPE CONTRA	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	27,900	300.4	14.3
5590 LANDSCAPE SUPPLY	0	0	2,600	0	0	0	0	0	0	0	860	0	3,460	0.0	1.8
5591 LANDSCAPE COMMIT	0	0	2,894	0	7,440	0	0	0	0	0	0	0	10,333	0.0	5.3
5645 SOCIAL	0	0	0	990	1,768	591	78	147	990	518	20	250	5,354	32.3	2.7
	<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>3,668</b>	<b>69,230</b>	<b>473.9</b>	<b>35.4</b>
<b>RECREATION</b>															
5930 RECR. MAINT	0	0	0	0	0	0	0	0	0	0	204	0	204	0.0	0.1
5959 POOL KEY FOBS	45	45	0	45	90	45	45	45	0	90	45	45	540	5.8	0.3
5960 POOL MGMT CONTR	1,550	3,100	0	0	0	13,950	7,750	3,100	0	4,949	0	0	34,399	0.0	17.6
5961 POOL MAINT	1,800	200	991	0	7,133	0	177	655	0	0	563	0	11,519	0.0	5.9
5962 POOL SUPPLIES	0	0	0	0	500	0	142	0	0	0	21	0	663	0.0	0.3
5963 CLUB HOUSE	0	180	112	150	50	369	150	200	120	332	60	114	1,838	14.8	0.9

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Mtd%	Ytd%
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UTILITIES	3,395	3,525	1,103	195	7,773	14,364	8,264	4,000	120	5,371	893	159	49,162	20.6	25.1
6000 TELEPHONE	108	0	97	109	110	110	110	110	110	121	122	122	1,229	15.7	0.6
6010 SATELLITE/TV	27	27	27	27	27	27	27	27	27	27	27	27	321	3.5	0.2
6030 ELECTRIC	541	524	587	0	1,414	907	1,023	978	940	803	675	563	8,956	72.7	4.6
6040 GAS	105	72	60	64	26	26	26	24	24	24	24	33	507	4.2	0.3
6060 WATER	898	27	10,560	668	1,391	432	4,395	10,973	3,996	2,433	1,764	2,047	39,585	264.5	20.2
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PROFESSIONAL FEES	1,680	650	11,331	867	2,969	1,503	5,580	12,112	5,096	3,407	2,611	2,791	50,597	360.7	25.9
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	235.5	11.2
6225 CPA FEES	0	300	0	0	0	0	0	0	0	0	0	0	300	0.0	0.1
6230 LEGAL FEES	0	0	0	450	0	320	0	0	0	580	0	325	1,675	42.0	0.9
6250 INSURANCE-CORP	0	0	0	0	0	0	0	0	0	3,840	0	0	3,840	0.0	2.0
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NET EXPENSES	11,716	10,966	22,587	8,776	26,470	25,245	20,021	21,193	11,670	19,386	9,878	8,766	196,674	132.6	100.5
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EARN BEFORE ADJ.	40,430	-10,966	-24,859	34,522	-24,859	-24,597	34,103	-19,707	-12,092	23,844	-8,850	-7,992	-1,023	032.6	-0.5
RESERVE EXPENSES															
6690 MISC/CONT RESERV	0	0	0	0	22,023	0	0	0	22,023	0	0	0	44,047	0.0	22.5
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TOTAL EXPENSES	11,716	10,966	22,587	8,776	48,493	25,245	20,021	21,193	33,693	19,386	9,878	8,766	240,721	132.6	123.0
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
6990 NET EARNINGS	40,430	-10,966	-24,859	34,522	-46,882	-24,597	34,103	-19,707	-34,115	23,844	-8,850	-7,992	-45,069	032.6	-23.0

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..	
	Dec 16	Dec 17	Budget	\$Diff	%Diff	Last Ytd	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
<b>INCOME</b>												
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	20	460	0	460	N/A	4,040	6,400	0	6,400	N/A	0	-6,400
4150 INTEREST	19	14	21	-7	-33.3	378	227	250	-23	-9.4	250	23
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	300	250	50	20.0	2,255	2,525	3,000	-475	-15.8	3,000	475
4300 FINE	-165	0	0	0	N/A	1,400	-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	24	774	271	503	185.7	178,593	195,652	190,360	5,292	2.8	190,360	-5,292
<b>GENERAL OPERATIONS</b>												
5010 DEL FEE SPLIT	105	226	0	-226	N/A	3,274	4,598	0	-4,598	N/A	0	-4,598
5011 FINE COLLECT EXP	0	0	0	0	N/A	106	935	0	-935	N/A	0	-935
5090 ADMIN SUPPLIES	20	40	146	106	72.9	2,238	2,524	1,750	-774	-44.2	1,750	-774
5100 ADMIN SERVICES	0	0	0	0	N/A	145	0	0	0	N/A	0	0
5101 VIOLATION LTRS	16	8	235	227	96.6	6,952	4,864	5,000	136	2.7	5,000	136
5105 POSTAGE	29	29	125	96	76.5	1,442	1,615	1,500	-115	-7.7	1,500	-115
5120 WEB SITE	30	105	30	-75	-249.8	360	435	360	-75	-20.8	360	-75
5130 NEWSLETTERS	0	0	0	0	N/A	87	0	0	0	N/A	0	0
5150 BANK SERVICE CHG	4	0	0	0	N/A	14	-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	424	0	168	168	100.0	1,159	400	500	100	20.0	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	750	250	33.4	750	250
5410 GENL CLEAN	75	0	0	0	N/A	1,421	0	0	0	N/A	0	0
5560 GROUNDS MAINT	0	685	333	-352	-105.5	5,882	4,695	4,000	-695	-17.4	4,000	-695
5570 EXTERMINATING	0	0	0	0	N/A	0	0	200	200	100.0	200	200
5580 LANDSCAPE CONTRA	2,545	2,325	2,325	0	0.0	30,795	27,900	27,900	0	0.0	27,900	0
5590 LANDSCAPE SUPPLY	0	0	0	0	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	670	250	500	250	50.0	9,219	5,354	6,000	646	10.8	6,000	646

OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Dec 2017

	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Dec 16	Dec 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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	3,918	3,668	3,925	257	6.6	80,540	69,230	59,845	-9,385	-15.7	59,845	-9,385
RECREATION												
5930 RECR. MAINT	0	0	0	0	N/A	0	204	1,000	796	79.6	1,000	796
5959 POOL KEY FOBS	45	45	45	0	0.0	540	540	540	0	0.0	540	0
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	0	0	0	N/A	2,140	11,519	800	-10,719	-1339.9	800	-10,719
5962 POOL SUPPLIES	0	0	0	0	N/A	837	663	500	-163	-32.6	500	-163
5963 CLUB HOUSE	0	114	192	77	40.4	1,278	1,838	2,300	462	20.1	2,300	462
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	45	159	237	77	32.7	38,656	49,162	36,840	-12,322	-33.5	36,840	-12,322
UTILITIES												
6000 TELEPHONE	108	122	108	-13	-12.2	1,226	1,229	1,300	71	5.5	1,300	71
6010 SATELLITE/TV	27	27	27	0	0.0	321	321	321	0	0.0	321	0
6030 ELECTRIC	577	563	808	246	30.4	8,551	8,956	9,700	744	7.7	9,700	744
6040 GAS	26	33	67	34	50.7	500	507	800	293	36.6	800	293
6060 WATER	377	2,047	1,667	-381	-22.8	25,731	39,585	20,000	-19,585	-97.9	20,000	-19,585
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	1,116	2,791	2,677	-114	-4.3	36,330	50,597	32,121	-18,476	-57.5	32,121	-18,476
PROFESSIONAL FEES												
6200 MGMT FEE	1,823	1,823	1,924	101	5.3	21,870	21,870	23,085	1,215	5.3	23,085	1,215
6225 CPA FEES	0	0	0	0	N/A	300	300	300	0	0.0	300	0
6230 LEGAL FEES	0	325	42	-283	-680.7	0	1,675	500	-1,175	-235.0	500	-1,175
6235 CONSULTING FEES	0	0	0	0	N/A	2,700	0	0	0	N/A	0	0
6250 INSURANCE-CORP	0	0	0	0	N/A	7,351	3,840	4,600	760	16.5	4,600	760
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	1,823	2,148	1,965	-182	-9.3	32,221	27,685	28,485	800	2.8	28,485	800
NET EXPENSES	6,901	8,766	8,804	38	0.4	187,747	196,674	157,291	-39,383	-25.0	157,291	-39,383
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EARNINGS BEFORE ADJUSTMNTS	-6,877	-7,992	-8,533	541	6.3	-9,154	-1,023	33,069	-34,092	103.1	33,069	34,092



OXFORD/CAMBRIDGE HOA (#1890)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Dec 2017

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	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.					.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.					..CURR BUDGET TOTALS..	
	Dec 16	Dec 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	50,000	5,953	11.9	50,000	5,953
TOTAL EXPENSES	6,901	8,766	12,970	4,204	32.4	262,650	240,721	207,291	-33,430	-16.1	207,291	-33,430
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NET EARNINGS/LOSS	-6,877	-7,992	-12,699	4,708	37.1	-84,057	-45,069	-16,931	-28,138	166.2	-16,931	28,138