



Financial Report Package

October 2019

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

By

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 10/31/2019

Date: 11/7/2019

Time: 7:41 pm

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Assets

Assets

10-1000-00	Operating - Premier	\$59,628.94	
10-1020-00	Investment Short Term	47,037.39	

Total Assets: \$106,666.33

Accounts Receivable

12-1270-00	Accounts Receivable	7,828.04	
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Total Accounts Receivable: \$7,828.04

Total Assets: \$114,494.37

Liabilities & Equity

Liabilities

20-2070-00	Prepaid Dues	6,392.50	
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Total Liabilities: \$6,392.50

Earnings

29-2900-00	Retained Earnings	79,893.86	
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Total Earnings: \$79,893.86

Net Income Gain / Loss	28,208.01	
	<u>\$28,208.01</u>	

Total Liabilities & Equity: \$114,494.37



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: October 2019

Date: 11/7/2019
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$102,667.50	\$-	\$-	\$-	\$-	\$- \$102,667.50	\$-	\$-	\$100.00	\$-	\$-	\$-	\$205,435.00
Assessment	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
3085-00 NSF Fees	1,905.00	-	-	2,700.00	-	1,350.00	1,365.00	229.00	250.00	(3,230.00)	-	-	4,569.00
3090-00 Fine Income	-	1,920.00	1,160.00	620.00	(100.00)	(40.00)	(20.00)	1,080.00	520.00	300.00	-	-	5,440.00
3100-00 Late Fee Income	295.00	-	370.00	25.00	85.00	500.00	150.00	-	175.00	100.00	-	-	1,700.00
3140-00 Clubhouse Rental	-	-	20.00	30.00	90.00	100.00	50.00	50.00	-	-	-	-	340.00
3160-00 Pool Key Income	29.96	31.90	28.20	28.03	23.60	19.72	29.85	29.80	27.92	27.26	-	-	276.24
3310-00 Interest Income	104,947.46	1,951.90	1,578.20	3,403.03	98.60	1,929.72	104,242.35	1,388.80	1,072.92	(2,802.74)	-	-	217,810.24
Total Income	104,947.46	1,951.90	1,578.20	3,403.03	98.60	1,929.72	104,242.35	1,388.80	1,072.92	(2,802.74)	-	-	217,810.24
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	60.00	316.13	226.13	834.38	878.63	304.51	600.00	292.88	255.00	292.13	-	-	4,059.79
5040-00 Fine Collect Expense	884.63	-	-	-	-	-	-	-	-	-	-	-	884.63
5100-00 Admin Services	-	-	-	285.00	-	-	-	-	-	475.00	-	-	760.00
5110-00 Admin Supplies	355.20	82.20	70.00	41.20	59.20	324.60	251.20	79.60	91.40	68.00	-	-	1,422.60
5170-00 Postage	200.50	34.00	74.85	62.55	62.15	303.05	247.50	113.85	91.85	68.75	-	-	1,259.05
5180-00 Social Expense	163.15	-	-	-	375.00	361.48	(60.00)	300.00	-	465.81	-	-	1,605.44
5190-00 Violation Letters	40.00	288.00	296.00	376.00	688.00	400.00	616.00	1,560.00	912.00	616.00	-	-	5,792.00
5200-00 Website	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	60.00	-	-	330.00
Total Contract	1,733.48	750.33	696.98	1,629.13	2,092.98	1,723.64	1,684.70	2,376.33	1,380.25	2,045.69	-	-	16,113.51
Landscaping													
5300-00 Landscape Contract	2,325.00	2,325.00	2,325.00	2,325.00	2,325.00	2,325.00	2,325.00	2,325.00	2,325.00	2,325.00	-	-	23,250.00
5310-00 Ground Maintenance	10,983.63	8,126.14	-	300.00	175.89	-	2,392.96	-	252.00	375.00	-	-	22,605.62
5330-00 Irrigation	-	-	-	-	-	-	470.00	-	-	-	-	-	470.00
Maintenance													
5360-00 Security Services	1,240.00	1,531.64	495.00	1,691.58	866.98	792.00	1,062.00	864.00	963.00	864.00	-	-	10,370.20
5370-00 Sign Maintenance	-	-	-	-	-	-	203.78	-	-	-	-	-	203.78
Total Landscape	14,548.63	11,982.78	2,820.00	4,316.58	3,367.87	3,117.00	6,453.74	3,189.00	3,540.00	3,564.00	-	-	56,899.60
Building/Maintenance													
5400-00 Bldg Maintenance	-	-	14,308.00	9,502.00	-	-	-	229.00	214.50	4,161.30	-	-	28,414.80
5420-00 Exterminating	-	-	-	80.00	-	160.00	80.00	80.00	-	-	-	-	400.00
Total Building/Maintenance	-	-	14,308.00	9,582.00	-	160.00	80.00	309.00	214.50	4,161.30	-	-	28,814.80
Pool													
5600-00 Pool Mgmt Contract	-	-	3,398.58	6,797.15	6,797.15	6,700.00	6,797.15	1,699.29	2,358.72	-	-	-	34,548.04
5610-00 Pool Maintenance	-	260.00	-	-	1,388.44	121.24	152.16	-	205.95	1,248.15	-	-	3,375.94
5620-00 Pool Supplies	-	-	-	93.75	-	-	-	-	-	-	-	-	93.75
5635-00 Pool Key Fob	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	459.35	90.00	-	-	909.35
Total Pool	45.00	305.00	3,443.58	6,935.90	8,230.59	6,866.24	6,994.31	1,744.29	3,024.02	1,338.15	-	-	38,927.08
Recreational													
5700-00 Clubhouse Expense	-	-	-	4,514.35	799.91	-	50.41	-	-	(4,128.90)	-	-	1,235.77



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: October 2019

Date: 11/7/2019
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5710-00 Clubhouse Cleaning	\$100.00	\$327.30	\$-	\$-	\$108.45	\$191.29	\$50.00	\$25.00	\$25.00	\$-	\$-	\$-	\$827.04
5900-00 Recreation	-	-	-	891.43	-	-	-	-	-	-	-	-	891.43
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Recreational	100.00	327.30	-	5,405.78	908.36	191.29	100.41	25.00	25.00	(4,128.90)	-	-	2,954.24
Utilities													
6000-00 Electric 220 Utilities	425.37	486.25	716.60	691.45	922.28	1,093.10	1,137.23	1,102.70	1,115.66	1,027.46	-	-	8,718.10
6010-00 Gas 220 Utilities	102.53	117.18	108.83	61.15	26.70	27.37	27.37	25.84	26.60	25.84	-	-	549.41
6020-00 Phone/Internet 220	204.36	204.88	204.88	215.88	215.62	215.72	217.24	216.97	216.51	219.31	-	-	2,131.37
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
6040-00 Water	584.44	232.51	210.06	249.45	386.91	426.70	2,838.82	2,768.59	3,600.68	755.96	-	-	12,054.12
Total Utilities	1,316.70	1,040.82	1,240.37	1,217.93	1,551.51	1,762.89	4,220.66	4,114.10	4,959.45	2,028.57	-	-	23,453.00
Administrative													
6200-00 Management Fees	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	-	-	18,225.00
6220-00 CPA Fees 230 Prof	-	-	300.00	-	-	-	-	-	-	-	-	-	300.00
Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6230-00 Insurance - Corp	-	-	-	-	-	-	-	-	-	3,620.00	-	-	3,620.00
230 Prof Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6240-00 Legal Fees 230 Prof	-	-	-	70.00	-	-	225.00	-	-	-	-	-	295.00
Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Administrative	1,822.50	1,822.50	2,122.50	1,892.50	1,822.50	1,822.50	2,047.50	1,822.50	1,822.50	5,442.50	-	-	22,440.00
Total OPERATING EXPENSE	19,566.31	16,228.73	24,631.43	30,979.82	17,973.81	15,643.56	21,581.32	13,580.22	14,965.72	14,451.31	-	-	189,602.23
Net Income:	85,381.15	(14,276.83)	(23,053.23)	(27,576.79)	(17,875.21)	(13,713.84)	82,661.03	(12,191.42)	(13,892.80)	(17,254.05)	-	-	28,208.01



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

10/31/2019

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Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Percent	Actual	Budget		Variance
OPERATING INCOME								
Income								
3010-00 Homeowner Assessment	\$-	\$-	\$-	0.00 %	\$205,435.00	\$186,705.00	\$18,730.00	10.03 %
3085-00 NSF Fees	-	-	-	0.00 %	50.00	-	50.00	0.00 %
3090-00 Fine Income	(3,230.00)	-	(3,230.00)	0.00 %	4,569.00	-	4,569.00	0.00 %
3100-00 Late Fee Income	300.00	-	300.00	0.00 %	5,440.00	-	5,440.00	0.00 %
3140-00 Clubhouse Rental	100.00	-	100.00	0.00 %	1,700.00	-	1,700.00	0.00 %
3160-00 Pool Key Income	-	-	-	0.00 %	340.00	-	340.00	0.00 %
3310-00 Interest Income	27.26	-	27.26	0.00 %	276.24	-	276.24	0.00 %
Total Income	(\$2,802.74)	\$-	(\$2,802.74)	0.00%	\$217,810.24	\$186,705.00	\$31,105.24	16.66 %
Total OPERATING INCOME \$217,810.24 \$186,705.00 \$31,105.24 16.66 % \$186,705.00								
OPERATING EXPENSE								
Contract								
5010-00 Del Fee Split	292.13	-	(292.13)	0.00 %	4,059.79	-	(4,059.79)	0.00 %
5040-00 Fine Collect Expense	-	-	-	0.00 %	884.63	-	(884.63)	0.00 %
5100-00 Admin Services	475.00	-	(475.00)	0.00 %	760.00	-	(760.00)	0.00 %
5110-00 Admin Supplies	68.00	190.00	122.00	64.21 %	1,422.60	1,900.00	477.40	25.13 %
5170-00 Postage	68.75	175.00	106.25	60.71 %	1,259.05	1,750.00	490.95	28.05 %
5180-00 Social Expense	463.81	500.00	34.19	6.84 %	1,505.44	5,000.00	3,394.56	67.89 %
5190-00 Violation Letters	616.00	500.00	(116.00)	(23.20)%	5,792.00	5,000.00	(792.00)	(15.84)%
5200-00 Website	60.00	30.00	(30.00)	(100.00)%	330.00	300.00	(30.00)	(10.00)%
5220-00 Miscellaneous Expense	-	27.00	27.00	100.00 %	-	270.00	270.00	100.00 %
Total Contract	\$2,045.69	\$1,422.00	(\$623.69)	(43.86)%	\$16,113.51	\$14,220.00	(\$1,893.51)	(13.32)%
Landscape								
5300-00 Landscape Contract	2,325.00	2,325.00	-	0.00 %	23,250.00	23,250.00	-	0.00 %
5305-00 Landscape Committee	-	666.67	666.67	100.00 %	-	6,666.70	6,666.70	100.00 %
5310-00 Ground Maintenance	375.00	708.33	333.33	47.06 %	22,605.62	7,083.30	(15,522.32)	(219.14)%
5330-00 Irrigation Maintenance	-	-	-	0.00 %	470.00	-	(470.00)	0.00 %
5360-00 Security Services	864.00	150.00	(714.00)	(476.00)%	10,370.20	1,500.00	(8,870.20)	(591.35)%
5370-00 Sign Maintenance	-	-	-	0.00 %	203.78	-	(203.78)	0.00 %
Total Landscape	\$3,564.00	\$3,850.00	\$286.00	7.43%	\$56,999.60	\$38,500.00	(\$18,399.60)	(47.79)%
Building/Maintenance								
5400-00 Bldg Maintenance	4,161.30	83.33	(4,077.97)	(4893.76)%	28,414.80	833.30	(27,581.50)	(3309.91)%
5420-00 Exterminating	-	-	-	0.00 %	400.00	-	(400.00)	0.00 %
Total Building/Maintenance	\$4,161.30	\$83.33	(\$4,077.97)	(4,893.76)%	\$28,814.80	\$833.30	(\$27,981.50)	(3357.91)%
Pool								
5600-00 Pool Mgmt Contract	-	2,791.67	2,791.67	100.00 %	34,548.04	27,916.70	(6,631.34)	(23.75)%
5610-00 Pool Maintenance	1,248.15	333.33	(914.82)	(274.45)%	3,375.94	3,333.30	(42.64)	(1.28)%
5620-00 Pool Supplies	-	41.67	41.67	100.00 %	93.75	416.70	322.95	77.50 %
Total Pool	1,248.15	3,166.67	1,918.52	60.61%	38,017.73	31,666.70	(6,351.03)	(19.81)%
Total Building/Maintenance/Pool	\$4,161.30	\$3,936.67	(\$224.63)	(5.43)%	\$28,814.80	\$38,833.30	(\$10,018.50)	(25.80)%
Total Operating Expense	\$2,045.69	\$1,422.00	(\$623.69)	(43.86)%	\$16,113.51	\$14,220.00	(\$1,893.51)	(13.32)%
Total Operating Income/Expense	(\$2,802.74)	\$-	(\$2,802.74)	0.00%	\$217,810.24	\$186,705.00	\$31,105.24	16.66 %

