



Financial Report Package

July 2019

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

By

Superior Association Management, LLC

**Balance Sheet - Operating**

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 07/31/2019

Date: 8/14/2019

Time: 8:42 am

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Assets

Assets

10-1000-00	Operating - Premier	\$84,799.89	
10-1020-00	Investment Short Term	46,990.01	

Total Assets:			<u>\$131,789.90</u>
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Accounts Receivable

12-1270-00	Accounts Receivable	24,386.74	
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Total Accounts Receivable:			<u>\$24,386.74</u>
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Total Assets:			<u><u>\$156,176.64</u></u>
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Liabilities & Equity

Liabilities

20-2070-00	Prepaid Dues	4,736.50	
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Total Liabilities:			<u>\$4,736.50</u>
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Earnings

29-2900-00	Retained Earnings	79,893.86	
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Total Earnings:			<u>\$79,893.86</u>
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Net Income Gain / Loss		71,546.28	
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			<u>\$71,546.28</u>
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Total Liabilities & Equity:			<u><u>\$156,176.64</u></u>
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Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: July 2019

Date: 8/14/2019
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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	\$-	\$-	\$-	\$-	\$-	\$205,335.00
Assessment	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
3085-00 NSF Fees	1,905.00	-	-	2,700.00	-	1,350.00	1,365.00	-	-	-	-	-	7,320.00
3090-00 Fine Income	-	1,920.00	1,160.00	620.00	(100.00)	(40.00)	(20.00)	-	-	-	-	-	3,540.00
3100-00 Late Fee Income	295.00	-	370.00	25.00	85.00	500.00	150.00	-	-	-	-	-	1,425.00
3140-00 Clubhouse Rental	-	-	20.00	30.00	90.00	100.00	50.00	-	-	-	-	-	290.00
3160-00 Pool Key Income	29.96	31.90	28.20	28.03	23.60	19.72	29.85	-	-	-	-	-	191.26
3310-00 Interest Income	104,947.46	1,951.90	1,578.20	3,403.03	98.60	1,929.72	104,242.35	-	-	-	-	-	218,151.26
Total Income	104,947.46	1,951.90	1,578.20	3,403.03	98.60	1,929.72	104,242.35	-	-	-	-	-	218,151.26
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	60.00	316.13	226.13	834.38	878.63	304.51	600.00	-	-	-	-	-	3,219.78
5040-00 Fine Collect Expense	884.63	-	-	-	-	-	-	-	-	-	-	-	884.63
5100-00 Admin Services	-	-	-	285.00	-	-	-	-	-	-	-	-	285.00
5110-00 Admin Supplies	355.20	82.20	70.00	41.20	59.20	324.60	251.20	-	-	-	-	-	1,183.60
5170-00 Postage	200.50	34.00	74.85	62.55	62.15	303.05	247.50	-	-	-	-	-	984.60
5180-00 Social Expense	163.15	-	-	-	375.00	361.48	(60.00)	-	-	-	-	-	839.63
5190-00 Violation Letters	40.00	288.00	296.00	376.00	688.00	400.00	616.00	-	-	-	-	-	2,704.00
5200-00 Website	30.00	30.00	30.00	30.00	30.00	30.00	30.00	-	-	-	-	-	210.00
Total Contract	1,733.48	750.33	696.98	1,629.13	2,092.98	1,723.64	1,684.70	-	-	-	-	-	10,311.24
Landscap													
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	-	-	-	-	-	16,275.00
5310-00 Ground Maintenance	10,983.63	8,126.14	-	300.00	175.89	-	2,392.96	-	-	-	-	-	21,978.62
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	-	-	-	-	-	7,679.20
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	-	-	-	-	-	46,606.60
Building/Maintenance													
5400-00 Bldg Maintenance	-	-	14,308.00	9,502.00	-	-	-	-	-	-	-	-	23,810.00
5420-00 Exterminating	-	-	-	80.00	-	160.00	80.00	-	-	-	-	-	320.00
Total Building/Maintenance	-	-	14,308.00	9,582.00	-	160.00	80.00	-	-	-	-	-	24,130.00
Pool													
5600-00 Pool Mgmt Contract	-	-	3,398.58	6,797.15	6,797.15	6,700.00	6,797.15	-	-	-	-	-	30,490.03
5610-00 Pool Maintenance	-	260.00	-	-	1,388.44	121.24	152.16	-	-	-	-	-	1,921.84
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	-	-	-	-	-	315.00
Total Pool	45.00	305.00	3,443.58	6,935.90	8,230.59	6,866.24	6,994.31	-	-	-	-	-	32,820.62
Recreational													
5700-00 Clubhouse Expense	-	-	-	4,514.35	799.91	-	50.41	-	-	-	-	-	5,364.67



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: July 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	\$-	\$-	\$-	\$-	\$-	\$777.04
5900-00 Recreation	-	-	-	891.43	-	-	-	-	-	-	-	-	891.43
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Recreational	100.00	327.30	-	5,405.78	908.36	191.29	100.41	-	-	-	-	-	7,033.14
Utilities													
6000-00 Electric 220 Utilities	425.37	486.25	716.60	691.45	922.28	1,093.10	1,137.23	-	-	-	-	-	5,472.28
6010-00 Gas 220 Utilities	102.53	117.18	108.83	61.15	26.70	27.37	27.37	-	-	-	-	-	471.13
6020-00 Phone/Internet 220	204.36	204.88	204.88	215.88	215.62	215.72	217.24	-	-	-	-	-	1,478.58
Utilities	584.44	232.51	210.06	249.45	386.91	426.70	2,838.82	-	-	-	-	-	4,928.89
Total Utilities	1,316.70	1,040.82	1,240.37	1,217.93	1,551.51	1,762.89	4,220.66	-	-	-	-	-	12,350.88
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	-	-	-	-	-	12,757.50
6220-00 CPA Fees 230 Prof	-	-	300.00	-	-	-	-	-	-	-	-	-	300.00
Fees	-	-	-	70.00	-	-	225.00	-	-	-	-	-	295.00
6240-00 Legal Fees 230 Prof	-	-	-	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Administrative	1,822.50	1,822.50	2,122.50	1,892.50	1,822.50	1,822.50	2,047.50	-	-	-	-	-	13,352.50
Total OPERATING EXPENSE	19,566.31	16,228.73	24,631.43	30,979.82	17,973.81	15,643.56	21,581.32	-	-	-	-	-	146,604.98
Net Income:	85,381.15	(14,276.83)	(23,053.23)	(27,576.79)	(17,875.21)	(13,713.84)	82,661.03	-	-	-	-	-	71,546.28



Income Statement - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

07/31/2019

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
3010-00 Homeowner Assessment	\$102,667.50	\$93,352.50	\$9,315.00	\$205,335.00	\$186,705.00	\$18,630.00	9.98 %
3085-00 NSF Fees	-	-	-	50.00	-	50.00	0.00 %
3090-00 Fine Income	1,365.00	-	1,365.00	7,320.00	-	7,320.00	0.00 %
3100-00 Late Fee Income	(20.00)	-	(20.00)	3,540.00	-	3,540.00	0.00 %
3140-00 Clubhouse Rental	150.00	-	150.00	1,425.00	-	1,425.00	0.00 %
3160-00 Pool Key Income	50.00	-	50.00	290.00	-	290.00	0.00 %
3310-00 Interest Income	29.85	-	29.85	191.26	-	191.26	0.00 %
Total Income	\$104,242.35	\$93,352.50	\$10,889.85	\$218,151.26	\$186,705.00	\$31,446.26	16.84 %
Total OPERATING INCOME	\$104,242.35	\$93,352.50	\$10,889.85	\$218,151.26	\$186,705.00	\$31,446.26	16.84 %
OPERATING EXPENSE							
Contract							
5010-00 Del Fee Split	600.00	-	(600.00)	3,219.78	-	(3,219.78)	0.00 %
5040-00 Fine Collect Expense	-	-	-	884.63	-	(884.63)	0.00 %
5100-00 Admin Services	-	-	-	285.00	-	(285.00)	0.00 %
5110-00 Admin Supplies	251.20	190.00	(61.20)	1,183.60	1,330.00	146.40	11.01 %
5170-00 Postage	247.50	175.00	(72.50)	984.60	1,225.00	240.40	19.62 %
5180-00 Social Expense	(60.00)	500.00	560.00	839.63	3,500.00	2,660.37	76.01 %
5190-00 Violation Letters	616.00	500.00	(116.00)	2,704.00	3,500.00	796.00	22.74 %
5200-00 Website	30.00	30.00	-	210.00	210.00	-	0.00 %
5220-00 Miscellaneous Expense	-	27.00	27.00	-	189.00	189.00	100.00 %
Total Contract	\$1,684.70	\$1,422.00	(\$262.70)	\$10,311.24	\$9,954.00	(\$357.24)	(3.59)%
Landscape							
5300-00 Landscape Contract	2,325.00	2,325.00	-	16,275.00	16,275.00	-	0.00 %
5305-00 Landscape Committee	-	666.67	666.67	-	4,666.69	4,666.69	100.00 %
5310-00 Ground Maintenance	2,392.96	708.33	(1,684.63)	21,978.62	4,958.31	(17,020.31)	(343.27)%
5330-00 Irrigation Maintenance	470.00	-	(470.00)	470.00	-	(470.00)	0.00 %
5360-00 Security Services	1,062.00	150.00	(912.00)	7,679.20	1,050.00	(6,629.20)	(631.35)%
5370-00 Sign Maintenance	203.78	-	(203.78)	203.78	-	(203.78)	0.00 %
Total Landscape	\$6,453.74	\$3,850.00	(\$2,603.74)	\$46,606.60	\$26,950.00	(\$19,656.60)	(72.94)%
Building/Maintenance							
5400-00 Bldg Maintenance	-	83.33	83.33	23,810.00	583.31	(23,226.69)	(3981.88)%
5420-00 Exterminating	80.00	-	(80.00)	320.00	-	(320.00)	0.00 %
Total Building/Maintenance	\$80.00	\$83.33	\$3.33	\$24,130.00	\$583.31	(\$23,546.69)	(4036.74)%
Pool							
5600-00 Pool Mgmt Contract	6,797.15	2,791.67	(4,005.48)	30,490.03	19,541.69	(10,948.34)	(56.03)%
5610-00 Pool Maintenance	152.16	333.33	181.17	1,921.84	2,333.31	411.47	17.63 %
5620-00 Pool Supplies	-	41.67	41.67	93.75	291.69	197.94	67.86 %
Total Pool	\$6,949.31	\$3,166.67	(\$3,782.64)	\$32,505.62	\$22,166.69	(\$10,338.93)	(46.28)%
Total Annual	\$115,186.65	\$107,137.50	\$8,049.15	\$238,362.86	\$206,705.00	\$31,657.86	15.32 %



Income Statement - Operating
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Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5635-00 Pool Key Fob	\$45.00	\$83.33	\$38.33	\$315.00	\$583.31	\$268.31	46.00 %	\$1,000.00
Total Pool	\$6,994.31	\$3,250.00	(\$3,744.31)	\$32,820.62	\$22,750.00	(\$10,070.62)	(44.27)%	\$39,000.00
Recreational								
5700-00 Clubhouse Expense	50.41	250.00	199.59	5,364.67	1,750.00	(3,614.67)	(206.55)%	3,000.00
5710-00 Clubhouse Cleaning	50.00	-	(50.00)	777.04	-	(777.04)	0.00 %	-
5900-00 Recreation Maintenance	-	41.67	41.67	891.43	291.69	(599.74)	(205.61)%	500.00
Total Recreational	\$100.41	\$291.67	\$191.26	\$7,033.14	\$2,041.69	(\$4,991.45)	(244.48)%	\$3,500.00
Utilities								
6000-00 Electric 220 Utilities	1,137.23	810.00	(327.23)	5,472.28	5,670.00	197.72	3.49 %	9,720.00
6010-00 Gas 220 Utilities	27.37	45.00	17.63	471.13	315.00	(156.13)	(49.57)%	540.00
6020-00 Phone/Internet 220 Utilities	217.24	174.00	(43.24)	1,478.58	1,218.00	(260.58)	(21.39)%	2,088.00
6040-00 Water	2,838.82	133.33	(2,705.49)	4,928.89	933.31	(3,995.58)	(428.11)%	1,600.00
Total Utilities	\$4,220.66	\$1,162.33	(\$3,058.33)	\$12,350.88	\$8,136.31	(\$4,214.57)	(51.80)%	\$13,948.00
Administrative								
6200-00 Management Fees	1,822.50	1,923.75	101.25	12,757.50	13,466.25	708.75	5.26 %	23,085.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	300.00	300.00	-	0.00 %	300.00
6230-00 Insurance - Corp 230 Prof Fees	-	333.33	333.33	-	2,333.31	2,333.31	100.00 %	4,000.00
6240-00 Legal Fees 230 Prof Fees	225.00	83.33	(141.67)	295.00	583.31	288.31	49.43 %	1,000.00
Total Administrative	\$2,047.50	\$2,340.41	\$292.91	\$13,352.50	\$16,682.87	\$3,330.37	19.96 %	\$28,385.00
Total OPERATING EXPENSE	\$21,581.32	\$12,399.74	(\$9,181.58)	\$146,604.98	\$87,098.18	(\$59,506.80)	(68.32)%	\$149,097.00
Net Income:	\$82,661.03	\$80,952.76	\$1,708.27	\$71,546.28	\$99,606.82	(\$28,060.54)	(73.87)%	\$37,608.00