

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

October 31, 2022

Prepared By:

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Prepared without an audit and for internal purposes only.

110 The Crossings of Oakland Property Owners Assoc.

Balance Sheet

Posted 10/31/2022

Assets		
<u>Operating Accounts</u>		
10000	Operating	8,490.80
<u>Total Operating Accounts</u>		<u>8,490.80</u>
<u>Reserve Accounts</u>		
10001	Money Market	194,232.88
<u>Total Reserve Accounts</u>		<u>194,232.88</u>
<u>Accounts Receivable</u>		
12000	Accounts Receivable	18,386.35
<u>Total Accounts Receivable</u>		<u>18,386.35</u>
<i>Total Assets</i>		<u><u>221,110.03</u></u>
 Liabilities & Equity		
<u>Other Liabilities</u>		
21000	Prepaid Assessments	5,068.34
<u>Total Other Liabilities</u>		<u>5,068.34</u>
<u>Equity</u>		
30000	Reserve Fund	194,232.88
31000	Prior Years Retained Earnings	7,349.02
<u>Total Equity</u>		<u>201,581.90</u>
<u>Liabilities and Equity</u>		
	Operating Retained Earnings	14,459.79
<u>Total Liabilities and Equity</u>		<u>14,459.79</u>
<i>Total Liabilities & Equity</i>		<u><u>221,110.03</u></u>

Statement of Income and Expense

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>		<u>Acct Code</u>					
Assessments	40000	69,750.00	69,750.00	275,275.00	279,000.00	279,000.00	3,725.00
Total Assessment Income		69,750.00	69,750.00	275,275.00	279,000.00	279,000.00	3,725.00
<u>Other Income</u>		<u>Acct Code</u>					
Interest	40040	58.01	0.00	381.69	0.00	0.00	(381.69)
Late Fees	40050	180.00	0.00	3,040.00	0.00	0.00	(3,040.00)
Total Other Income		238.01	0.00	3,421.69	0.00	0.00	(3,421.69)
Total Income		69,988.01	69,750.00	278,696.69	279,000.00	279,000.00	303.31
Expense							
<u>Administrative</u>		<u>Acct Code</u>					
Copies	50110	51.92	208.33	1,723.06	2,083.30	2,500.00	776.94
Postage	50120	12.57	166.67	750.73	1,666.70	2,000.00	1,249.27
Legal Fees - Collections	50140	419.25	41.67	541.50	416.70	500.00	(41.50)
Audit/Tax	50160	0.00	0.00	750.00	750.00	750.00	0.00
Meetings	50170	0.00	83.33	0.00	833.30	1,000.00	1,000.00
Management Services	50200	2,575.00	2,575.00	25,750.00	25,750.00	30,900.00	5,150.00
Social	50225	0.00	291.67	1,629.45	2,916.70	3,500.00	1,870.55
Miscellaneous	50240	224.12	416.67	3,778.44	4,166.70	5,000.00	1,221.56
Website	50245	35.00	35.00	350.00	350.00	420.00	70.00
Federal Income Tax	50255	0.00	0.00	919.21	0.00	0.00	(919.21)
Telephone	60050	0.00	25.00	0.00	250.00	300.00	300.00
Total Administrative		3,317.86	3,843.34	36,192.39	39,183.40	46,870.00	10,677.61
<u>Building Maintenance</u>		<u>Acct Code</u>					
Electrical	65015	150.00	41.67	10,409.43	416.70	500.00	(9,909.43)
Fences	65020	0.00	41.67	0.00	416.70	500.00	500.00
Total Building Maintenance		150.00	83.34	10,409.43	833.40	1,000.00	(9,409.43)
<u>Community Center/Clubhouse</u>		<u>Acct Code</u>					
Clubhouse Repairs	70045	0.00	37.50	2,115.58	375.00	450.00	(1,665.58)

Statement of Income and Expense

Monday, November 7, 2022 19:51

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Pool Service/Maint.	70100	1,630.84	1,166.67	13,788.01	11,666.70	14,000.00	211.99
Pool Chemicals/Supplies	70105	0.00	583.33	2,584.92	5,833.30	7,000.00	4,415.08
Pool Deck	70110	0.00	125.00	432.00	1,250.00	1,500.00	1,068.00
Total Community Center/Clubhouse		1,630.84	1,912.50	18,920.51	19,125.00	22,950.00	4,029.49
Grounds	Acct Code						
Grounds Maintenance	63000	964.28	166.67	3,295.37	1,666.70	2,000.00	(1,295.37)
Landscape Maintenance	63100	6,180.00	6,179.38	43,560.00	43,255.66	49,435.00	5,875.00
Tree Removal	63135	670.00	125.00	2,420.00	1,250.00	1,500.00	(920.00)
Mulch	63145	0.00	0.00	3,750.00	3,250.00	3,250.00	(500.00)
Holiday Lighting	63150	0.00	262.50	625.00	2,625.00	3,150.00	2,525.00
Park Repair & Maintenance	63160	0.00	41.67	486.00	416.70	500.00	14.00
Flag Services	63170	0.00	70.83	777.65	708.30	850.00	72.35
Pond Maintenance	63210	0.00	208.33	3,204.00	2,083.30	2,500.00	(704.00)
Irrigation	63400	0.00	0.00	1,260.00	0.00	0.00	(1,260.00)
Mailbox Repair & Maintance	63520	2,454.00	250.00	9,864.00	2,500.00	3,000.00	(6,864.00)
Snow Removal	63600	0.00	0.00	17,100.00	12,000.00	15,000.00	(2,100.00)
Chemical (Salt)	63610	0.00	0.00	0.00	2,000.00	2,500.00	2,500.00
Trash Removal	63910	6,705.04	5,583.33	65,652.00	55,833.30	67,000.00	1,348.00
Total Grounds		16,973.32	12,887.71	151,994.02	127,588.96	150,685.00	(1,309.02)
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	48.33	47.00	483.30	580.00	533.00
Liability Insurance	50560	1,611.00	541.67	6,448.00	5,416.70	6,500.00	52.00
Total Insurance		1,611.00	590.00	6,495.00	5,900.00	7,080.00	585.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,326.25	2,326.25	23,262.50	23,262.50	27,915.00	4,652.50
Reserve Interest	90140	57.13	0.00	348.80	0.00	0.00	(348.80)
Total Reserve Accounts		2,383.38	2,326.25	23,611.30	23,262.50	27,915.00	4,303.70
Utilities	Acct Code						

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electric	60010	658.18	500.00	4,473.96	5,000.00	6,000.00	1,526.04
Gas	60015	584.08	458.33	4,902.17	4,583.30	5,500.00	597.83
Water	60025	0.00	916.67	7,238.12	9,166.70	11,000.00	3,761.88
Total Utilities		1,242.26	1,875.00	16,614.25	18,750.00	22,500.00	5,885.75
Total Expense		27,308.66	23,518.14	264,236.90	234,643.26	279,000.00	14,763.10
Excess Revenue / Expense		42,679.35	46,231.86	14,459.79	44,356.74	0.00	14,459.79