

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Crossings of Oakland  
Property Owners Association

October 31, 2023

Prepared By:

The Highlander Group, Inc.  
3080 Orchard Lake Rd., Suite J  
Keego Harbor, MI 48320  
(248) 681-7883  
[www.highlandergroup.net](http://www.highlandergroup.net)

Prepared without an audit and for internal purposes only.

## 110 The Crossings of Oakland Property Owners Assoc.

## Balance Sheet

Posted 10/31/2023

**Assets**Operating Accounts

10000 Operating 3,498.24

Total Operating Accounts 3,498.24Reserve Accounts

10001 Money Market 185,528.19

Total Reserve Accounts 185,528.19Accounts Receivable

12000 Accounts Receivable 14,154.47

Total Accounts Receivable 14,154.47Total Assets203,180.90**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 3,601.43

Total Other Liabilities 3,601.43Equity

30000 Reserve Fund 185,528.19

31000 Prior Years Retained Earnings (5,156.90)

Total Equity 180,371.29Liabilities and Equity

Operating Retained Earnings 19,208.18

Total Liabilities and Equity 19,208.18Total Liabilities & Equity203,180.90

# Statement of Income and Expense

Tuesday, November 14, 2023

15:40

Posted 10/1/2023 To 10/31/2023 11:59:00 PM

## 110 The Crossings of Oakland Property Owners Assoc.

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>		<b>Acct Code</b>					
Assessments	40000	72,000.00	72,000.00	285,050.00	288,000.00	288,000.00	2,950.00
Total Assessment Income		72,000.00	72,000.00	285,050.00	288,000.00	288,000.00	2,950.00
<b>Other Income</b>		<b>Acct Code</b>					
Interest	40040	58.21	0.00	567.84	0.00	0.00	(567.84)
Late Fees	40050	120.00	0.00	2,964.41	0.00	0.00	(2,964.41)
Miscellaneous Income	40080	0.00	0.00	557.50	0.00	0.00	(557.50)
Transfer from Reserves	45000	13,000.00	1,493.33	13,000.00	14,933.30	17,920.00	4,920.00
Total Other Income		13,178.21	1,493.33	17,089.75	14,933.30	17,920.00	830.25
Total Income		85,178.21	73,493.33	302,139.75	302,933.30	305,920.00	3,780.25
<b>Expense</b>							
<b>Administrative</b>		<b>Acct Code</b>					
Copies	50110	47.84	191.67	914.60	1,916.70	2,300.00	1,385.40
Postage	50120	16.18	125.00	724.15	1,250.00	1,500.00	775.85
Legal Fees - Collections	50140	147.50	41.67	101.15	416.70	500.00	398.85
Legal Fees - Other	50145	0.00	41.67	0.00	416.70	500.00	500.00
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	2,703.75	2,703.75	27,037.50	27,037.50	32,445.00	5,407.50
Social	50225	971.09	291.67	971.09	2,916.70	3,500.00	2,528.91
Miscellaneous	50240	92.25	416.67	2,622.42	4,166.70	5,000.00	2,377.58
Website	50245	35.00	35.00	350.00	350.00	420.00	70.00
Federal Income Tax	50255	0.00	83.33	1,355.47	833.30	1,000.00	(355.47)
Telephone	60050	0.00	25.00	0.00	250.00	300.00	300.00
Total Administrative		4,013.61	4,038.76	34,826.38	41,137.60	49,215.00	14,388.62
<b>Building Maintenance</b>		<b>Acct Code</b>					
Electrical	65015	0.00	41.67	1,043.00	416.70	500.00	(543.00)

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		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Fences	65020	0.00	41.67	0.00	416.70	500.00	500.00
Total Building Maintenance		0.00	83.34	1,043.00	833.40	1,000.00	(43.00)
<b>Community Center/Clubhouse</b>		<b>Acct Code</b>					
Clubhouse Repairs	70045	378.00	37.50	1,154.89	375.00	450.00	(704.89)
Pool Service/Maint.	70100	9,495.57	1,229.17	24,328.10	12,291.70	14,750.00	(9,578.10)
Pool Chemicals/Supplies	70105	0.00	583.33	3,787.12	5,833.30	7,000.00	3,212.88
Pool Deck	70110	0.00	41.67	0.00	416.70	500.00	500.00
Total Community Center/Clubhouse		9,873.57	1,891.67	29,270.11	18,916.70	22,700.00	(6,570.11)
<b>Grounds</b>		<b>Acct Code</b>					
Grounds Maintenance	63000	0.00	341.67	611.92	3,416.70	4,100.00	3,488.08
Landscape Maintenance	63100	7,365.63	6,307.14	51,559.41	37,842.84	44,150.00	(7,409.41)
Tree Removal	63135	0.00	125.00	3,100.00	1,250.00	1,500.00	(1,600.00)
Mulch	63145	0.00	0.00	0.00	11,550.00	11,550.00	11,550.00
Holiday Lighting	63150	3,256.00	279.17	7,214.00	2,791.70	3,350.00	(3,864.00)
Park Repair & Maintenance	63160	0.00	41.67	460.72	416.70	500.00	39.28
Flag Services	63170	0.00	70.83	927.50	708.30	850.00	(77.50)
Pond Maintenance	63210	0.00	291.67	0.00	2,916.70	3,500.00	3,500.00
Irrigation	63400	0.00	93.75	848.00	937.50	1,125.00	277.00
Mailbox Repair & Maintenance	63520	400.44	250.00	17,838.26	2,500.00	3,000.00	(14,838.26)
Snow Removal	63600	0.00	0.00	16,000.00	12,800.00	16,000.00	0.00
Chemical (Salt)	63610	0.00	0.00	2,100.00	1,200.00	1,500.00	(600.00)
Trash Removal	63910	13,944.16	6,916.67	68,385.60	69,166.70	83,000.00	14,614.40
Total Grounds		24,966.23	14,717.57	169,045.41	147,497.14	174,125.00	5,079.59
<b>Insurance</b>		<b>Acct Code</b>					
Workers Compensation Insurance	50535	0.00	48.33	473.00	483.30	580.00	107.00
Liability Insurance	50560	1,752.00	541.67	6,728.00	5,416.70	6,500.00	(228.00)
Total Insurance		1,752.00	590.00	7,201.00	5,900.00	7,080.00	(121.00)
<b>Reserve Accounts</b>		<b>Acct Code</b>					

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		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Reserve Contribution	90000	4,800.00	2,400.00	24,000.00	24,000.00	28,800.00	4,800.00
Reserve Interest	90140	57.68	0.00	539.73	0.00	0.00	(539.73)
Total Reserve Accounts		4,857.68	2,400.00	24,539.73	24,000.00	28,800.00	4,260.27
<b>Utilities</b>	<b>Acct Code</b>						
Electric	60010	789.85	458.33	4,532.22	4,583.30	5,500.00	967.78
Gas	60015	655.44	541.67	5,193.46	5,416.70	6,500.00	1,306.54
Water	60025	0.00	916.67	7,280.26	9,166.70	11,000.00	3,719.74
Total Utilities		1,445.29	1,916.67	17,005.94	19,166.70	23,000.00	5,994.06
Total Expense		46,908.38	25,638.01	282,931.57	257,451.54	305,920.00	22,988.43
Excess Revenue / Expense		38,269.83	47,855.32	19,208.18	45,481.76	0.00	19,208.18