

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

October 31, 2024

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 10/31/2024

Assets

Operating Accounts

10000 Operating 3,180.15

Total Operating Accounts 3,180.15

Reserve Accounts

10001 Money Market 133,172.58

Total Reserve Accounts 133,172.58

Accounts Receivable

12000 Accounts Receivable 14,210.37

Total Accounts Receivable 14,210.37

Total Assets 150,563.10

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 4,343.36

Total Other Liabilities 4,343.36

Equity

30000 Reserve Fund 133,172.58

31000 Prior Years Retained Earnings 7,015.74

Total Equity 140,188.32

Liabilities and Equity

Operating Retained Earnings 6,031.42

Total Liabilities and Equity 6,031.42

Total Liabilities & Equity 150,563.10

Statement of Income and Expense

Posted 10/1/2024 To 10/31/2024 11:59:00 PM

110 The Crossings of Oakland Property Owners Assoc.

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income	Acct Code						
Assessments	40000	72,000.00	72,000.00	283,918.75	288,000.00	288,000.00	4,081.25
Total Assessment Income		72,000.00	72,000.00	283,918.75	288,000.00	288,000.00	4,081.25
Other Income	Acct Code						
Interest	40040	30.58	0.00	480.09	0.00	0.00	(480.09)
Late Fees	40050	160.00	0.00	2,080.00	0.00	0.00	(2,080.00)
Transfer from Reserves	45000	0.00	3,109.82	42,103.00	31,098.20	37,317.78	(4,785.22)
Total Other Income		190.58	3,109.82	44,663.09	31,098.20	37,317.78	(7,345.31)
Total Income		72,190.58	75,109.82	328,581.84	319,098.20	325,317.78	(3,264.06)
Expense							
Administrative	Acct Code						
Copies	50110	28.62	108.33	1,590.52	1,083.30	1,300.00	(290.52)
Postage	50120	14.28	125.00	1,343.54	1,250.00	1,500.00	156.46
Legal Fees - Collections	50140	26.25	0.00	(20.00)	0.00	0.00	20.00
Legal Fees - Other	50145	375.00	41.67	375.00	416.70	500.00	125.00
Audit/Tax	50160	0.00	0.00	750.00	750.00	750.00	0.00
Management Services	50200	2,838.94	2,838.94	28,389.40	28,389.40	34,067.28	5,677.88
Social	50225	122.21	125.00	122.21	1,250.00	1,500.00	1,377.79
Miscellaneous	50240	183.60	333.33	3,396.67	3,333.30	4,000.00	603.33
Website	50245	35.00	35.00	350.00	350.00	420.00	70.00
Federal Income Tax	50255	0.00	125.00	1,449.06	1,250.00	1,500.00	50.94
Telephone	60050	0.00	58.33	0.00	583.30	700.00	700.00
Total Administrative		3,623.90	3,790.60	37,746.40	38,656.00	46,237.28	8,490.88
Building Maintenance	Acct Code						
Electrical	65015	1,310.00	41.67	1,973.00	416.70	500.00	(1,473.00)
Fences	65020	0.00	41.67	0.00	416.70	500.00	500.00
Total Building Maintenance		1,310.00	83.34	1,973.00	833.40	1,000.00	(973.00)
Community Center/Clubhouse	Acct Code						

Statement of Income and Expense

Tuesday, November 12, 2024

13:01

Posted 10/1/2024 To 10/31/2024 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Clubhouse Repairs	70045	0.00	525.00	7,738.77	5,250.00	6,300.00	(1,438.77)
Pool Service/Maint.	70100	0.00	1,229.17	24,073.59	12,291.70	14,750.00	(9,323.59)
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	5,833.30	7,000.00	7,000.00
Pool Deck	70110	0.00	83.33	2,296.16	833.30	1,000.00	(1,296.16)
Total Community Center/Clubhouse		0.00	2,420.83	34,108.52	24,208.30	29,050.00	(5,058.52)
Grounds		Acct Code					
Grounds Maintenance	63000	0.00	83.33	27,006.07	833.30	1,000.00	(26,006.07)
Landscape Maintenance	63100	7,441.25	7,357.14	52,238.75	44,142.84	51,500.00	(738.75)
Tree Removal	63135	1,755.00	125.00	3,780.00	1,250.00	1,500.00	(2,280.00)
Mulch	63145	0.00	0.00	0.00	11,550.00	11,550.00	11,550.00
Holiday Lighting	63150	2,800.00	331.25	3,350.00	3,312.50	3,975.00	625.00
Park Repair & Maintenance	63160	0.00	41.67	285.18	416.70	500.00	214.82
Flag Services	63170	0.00	77.29	980.50	772.90	927.50	(53.00)
Irrigation	63400	0.00	93.75	670.00	937.50	1,125.00	455.00
Mailbox Repair & Maintance	63520	0.00	125.00	5,867.29	1,250.00	1,500.00	(4,367.29)
Snow Removal	63600	0.00	0.00	12,800.00	12,800.00	16,000.00	3,200.00
Chemical (Salt)	63610	0.00	0.00	2,310.00	1,680.00	2,100.00	(210.00)
Asphalt / Parking Lot	63710	0.00	1,479.17	19,975.00	14,791.70	17,750.00	(2,225.00)
Trash Removal	63910	7,550.21	7,000.00	72,312.87	70,000.00	84,000.00	11,687.13
Total Grounds		19,546.46	16,713.60	201,575.66	163,737.44	193,427.50	(8,148.16)
Insurance		Acct Code					
Workers Compensation Insurance	50535	0.00	39.42	152.00	394.20	473.00	321.00
Liability Insurance	50560	1,752.00	560.83	7,010.00	5,608.30	6,730.00	(280.00)
Total Insurance		1,752.00	600.25	7,162.00	6,002.50	7,203.00	41.00
Reserve Accounts		Acct Code					
Reserve Contribution	90000	2,400.00	2,400.00	21,600.00	24,000.00	28,800.00	7,200.00
Reserve Interest	90140	30.05	0.00	451.06	0.00	0.00	(451.06)
Total Reserve Accounts		2,430.05	2,400.00	22,051.06	24,000.00	28,800.00	6,748.94

Statement of Income and Expense

Posted 10/1/2024 To 10/31/2024 11:59:00 PM

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Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<u>Utilities</u>							
Electric	60010	801.71	416.67	5,208.26	4,166.70	5,000.00	(208.26)
Gas	60015	144.57	508.33	3,866.95	5,083.30	6,100.00	2,233.05
Water	60025	0.00	708.33	8,030.55	7,083.30	8,500.00	469.45
Cable - Internet	60055	173.34	0.00	828.02	0.00	0.00	(828.02)
Total Utilities		1,119.62	1,633.33	17,933.78	16,333.30	19,600.00	1,666.22
Total Expense		29,782.03	27,641.95	322,550.42	273,770.94	325,317.78	2,767.36
Excess Revenue / Expense		42,408.55	47,467.87	6,031.42	45,327.26	0.00	6,031.42