

# FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Crossings of Oakland  
Property Owners Association

December 31, 2024

Prepared By:

The Highlander Group, Inc.  
2878 Orchard Lake Rd, 1<sup>st</sup> Floor.  
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 12/31/2024

**Assets**

Operating Accounts

|       |           |           |
|-------|-----------|-----------|
| 10000 | Operating | 38,491.27 |
|-------|-----------|-----------|

|                                 |  |                  |
|---------------------------------|--|------------------|
| <u>Total Operating Accounts</u> |  | <u>38,491.27</u> |
|---------------------------------|--|------------------|

Reserve Accounts

|       |              |           |
|-------|--------------|-----------|
| 10001 | Money Market | 93,517.66 |
|-------|--------------|-----------|

|                               |  |                  |
|-------------------------------|--|------------------|
| <u>Total Reserve Accounts</u> |  | <u>93,517.66</u> |
|-------------------------------|--|------------------|

Accounts Receivable

|       |                     |          |
|-------|---------------------|----------|
| 12000 | Accounts Receivable | 8,746.27 |
|-------|---------------------|----------|

|                                  |  |                 |
|----------------------------------|--|-----------------|
| <u>Total Accounts Receivable</u> |  | <u>8,746.27</u> |
|----------------------------------|--|-----------------|

|                     |  |                   |
|---------------------|--|-------------------|
| <u>Total Assets</u> |  | <u>140,755.20</u> |
|---------------------|--|-------------------|

**Liabilities & Equity**

Other Liabilities

|       |                     |           |
|-------|---------------------|-----------|
| 21000 | Prepaid Assessments | 48,037.68 |
|-------|---------------------|-----------|

|                                |  |                  |
|--------------------------------|--|------------------|
| <u>Total Other Liabilities</u> |  | <u>48,037.68</u> |
|--------------------------------|--|------------------|

Equity

|       |              |           |
|-------|--------------|-----------|
| 30000 | Reserve Fund | 93,517.66 |
|-------|--------------|-----------|

|       |                               |          |
|-------|-------------------------------|----------|
| 31000 | Prior Years Retained Earnings | 7,015.74 |
|-------|-------------------------------|----------|

|                     |  |                   |
|---------------------|--|-------------------|
| <u>Total Equity</u> |  | <u>100,533.40</u> |
|---------------------|--|-------------------|

Liabilities and Equity

|  |                             |            |
|--|-----------------------------|------------|
|  | Operating Retained Earnings | (7,815.88) |
|--|-----------------------------|------------|

|                                     |  |                   |
|-------------------------------------|--|-------------------|
| <u>Total Liabilities and Equity</u> |  | <u>(7,815.88)</u> |
|-------------------------------------|--|-------------------|

|                                       |  |                   |
|---------------------------------------|--|-------------------|
| <u>Total Liabilities &amp; Equity</u> |  | <u>140,755.20</u> |
|---------------------------------------|--|-------------------|

# Statement of Income and Expense

Tuesday, January 14, 2025

16:56

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## 110 The Crossings of Oakland Property Owners Assoc.

### Operating

|                                          |                         | Month     |          | Year       |            | Annual     | Remainder   |
|------------------------------------------|-------------------------|-----------|----------|------------|------------|------------|-------------|
|                                          |                         | Actual    | Budget   | Actual     | Budget     |            |             |
|                                          |                         |           |          |            |            |            |             |
| <b>Income</b>                            |                         |           |          |            |            |            |             |
| <b><u>Assessment Income</u></b>          | <b><u>Acct Code</u></b> |           |          |            |            |            |             |
| Assessments                              | 40000                   | (25.00)   | 0.00     | 283,843.75 | 288,000.00 | 288,000.00 | 4,156.25    |
| Total Assessment Income                  |                         | (25.00)   | 0.00     | 283,843.75 | 288,000.00 | 288,000.00 | 4,156.25    |
| <b><u>Other Income</u></b>               | <b><u>Acct Code</u></b> |           |          |            |            |            |             |
| Interest                                 | 40040                   | 19.34     | 0.00     | 526.16     | 0.00       | 0.00       | (526.16)    |
| Late Fees                                | 40050                   | 260.00    | 0.00     | 2,760.00   | 0.00       | 0.00       | (2,760.00)  |
| Transfer from Reserves                   | 45000                   | 24,500.00 | 3,109.76 | 86,603.00  | 37,317.78  | 37,317.78  | (49,285.22) |
| Total Other Income                       |                         | 24,779.34 | 3,109.76 | 89,889.16  | 37,317.78  | 37,317.78  | (52,571.38) |
| Total Income                             |                         | 24,754.34 | 3,109.76 | 373,732.91 | 325,317.78 | 325,317.78 | (48,415.13) |
| <b>Expense</b>                           |                         |           |          |            |            |            |             |
| <b><u>Administrative</u></b>             | <b><u>Acct Code</u></b> |           |          |            |            |            |             |
| Copies                                   | 50110                   | 433.44    | 108.37   | 2,049.16   | 1,300.00   | 1,300.00   | (749.16)    |
| Postage                                  | 50120                   | 655.14    | 125.00   | 2,023.52   | 1,500.00   | 1,500.00   | (523.52)    |
| Legal Fees - Collections                 | 50140                   | 150.75    | 0.00     | (20.00)    | 0.00       | 0.00       | 20.00       |
| Legal Fees - Other                       | 50145                   | 0.00      | 41.63    | 375.00     | 500.00     | 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 | 34,067.28  | 34,067.28  | 34,067.28  | 0.00        |
| Social                                   | 50225                   | 0.00      | 125.00   | 122.21     | 1,500.00   | 1,500.00   | 1,377.79    |
| Miscellaneous                            | 50240                   | 1,388.02  | 333.37   | 5,120.54   | 4,000.00   | 4,000.00   | (1,120.54)  |
| Website                                  | 50245                   | 35.00     | 35.00    | 420.00     | 420.00     | 420.00     | 0.00        |
| Federal Income Tax                       | 50255                   | 0.00      | 125.00   | 1,449.06   | 1,500.00   | 1,500.00   | 50.94       |
| Telephone                                | 60050                   | 0.00      | 58.37    | 0.00       | 700.00     | 700.00     | 700.00      |
| Total Administrative                     |                         | 5,501.29  | 3,790.68 | 46,356.77  | 46,237.28  | 46,237.28  | (119.49)    |
| <b><u>Building Maintenance</u></b>       | <b><u>Acct Code</u></b> |           |          |            |            |            |             |
| Electrical                               | 65015                   | 175.00    | 41.63    | 2,148.00   | 500.00     | 500.00     | (1,648.00)  |
| Fences                                   | 65020                   | 0.00      | 41.63    | 0.00       | 500.00     | 500.00     | 500.00      |
| Total Building Maintenance               |                         | 175.00    | 83.26    | 2,148.00   | 1,000.00   | 1,000.00   | (1,148.00)  |
| <b><u>Community Center/Clubhouse</u></b> | <b><u>Acct Code</u></b> |           |          |            |            |            |             |

# Statement of Income and Expense

Tuesday, January 14, 2025

16:56

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## 110 The Crossings of Oakland Property Owners Assoc.

### Operating

|                                  |                  | Month     |           | Year       |            | Annual     | Remainder   |
|----------------------------------|------------------|-----------|-----------|------------|------------|------------|-------------|
|                                  |                  | Actual    | Budget    | Actual     | Budget     |            |             |
| Clubhouse Repairs                | 70045            | 3,732.15  | 525.00    | 11,470.92  | 6,300.00   | 6,300.00   | (5,170.92)  |
| Pool Service/Maint.              | 70100            | 0.00      | 1,229.13  | 29,884.81  | 14,750.00  | 14,750.00  | (15,134.81) |
| Pool Chemicals/Supplies          | 70105            | 0.00      | 583.37    | 0.00       | 7,000.00   | 7,000.00   | 7,000.00    |
| Pool Deck                        | 70110            | 0.00      | 83.37     | 2,296.16   | 1,000.00   | 1,000.00   | (1,296.16)  |
| Total Community Center/Clubhouse |                  | 3,732.15  | 2,420.87  | 43,651.89  | 29,050.00  | 29,050.00  | (14,601.89) |
| <b>Grounds</b>                   | <b>Acct Code</b> |           |           |            |            |            |             |
| Grounds Maintenance              | 63000            | 1,111.78  | 83.37     | 28,117.85  | 1,000.00   | 1,000.00   | (27,117.85) |
| Landscape Maintenance            | 63100            | 7,441.25  | 0.00      | 59,680.00  | 51,500.00  | 51,500.00  | (8,180.00)  |
| Tree Removal                     | 63135            | 0.00      | 125.00    | 3,780.00   | 1,500.00   | 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            | 0.00      | 331.25    | 3,710.00   | 3,975.00   | 3,975.00   | 265.00      |
| Park Repair & Maintenance        | 63160            | 0.00      | 41.63     | 285.18     | 500.00     | 500.00     | 214.82      |
| Flag Services                    | 63170            | 0.00      | 77.31     | 980.50     | 927.50     | 927.50     | (53.00)     |
| Irrigation                       | 63400            | 0.00      | 93.75     | 670.00     | 1,125.00   | 1,125.00   | 455.00      |
| Mailbox Repair & Maintance       | 63520            | 0.00      | 125.00    | 5,867.29   | 1,500.00   | 1,500.00   | (4,367.29)  |
| Snow Removal                     | 63600            | 3,200.00  | 3,200.00  | 16,000.00  | 16,000.00  | 16,000.00  | 0.00        |
| Chemical (Salt)                  | 63610            | 0.00      | 420.00    | 2,310.00   | 2,100.00   | 2,100.00   | (210.00)    |
| Asphalt / Parking Lot            | 63710            | 0.00      | 1,479.13  | 19,975.00  | 17,750.00  | 17,750.00  | (2,225.00)  |
| Trash Removal                    | 63910            | 7,550.21  | 7,000.00  | 87,413.29  | 84,000.00  | 84,000.00  | (3,413.29)  |
| Total Grounds                    |                  | 19,303.24 | 12,976.44 | 228,789.11 | 193,427.50 | 193,427.50 | (35,361.61) |
| <b>Insurance</b>                 | <b>Acct Code</b> |           |           |            |            |            |             |
| Workers Compensation Insurance   | 50535            | 0.00      | 39.38     | 152.00     | 473.00     | 473.00     | 321.00      |
| Liability Insurance              | 50560            | 0.00      | 560.87    | 7,010.00   | 6,730.00   | 6,730.00   | (280.00)    |
| Total Insurance                  |                  | 0.00      | 600.25    | 7,162.00   | 7,203.00   | 7,203.00   | 41.00       |
| <b>Reserve Accounts</b>          | <b>Acct Code</b> |           |           |            |            |            |             |
| Reserve Contribution             | 90000            | 4,800.00  | 2,400.00  | 26,400.00  | 28,800.00  | 28,800.00  | 2,400.00    |
| Reserve Interest                 | 90140            | 18.71     | 0.00      | 496.14     | 0.00       | 0.00       | (496.14)    |
| Total Reserve Accounts           |                  | 4,818.71  | 2,400.00  | 26,896.14  | 28,800.00  | 28,800.00  | 1,903.86    |

Statement of Income and Expense

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Operating

|                          |                  | Month      |             | Year       |            | Annual     | Remainder   |
|--------------------------|------------------|------------|-------------|------------|------------|------------|-------------|
|                          |                  | Actual     | Budget      | Actual     | Budget     |            |             |
| <b>Utilities</b>         | <b>Acct Code</b> |            |             |            |            |            |             |
| Electric                 | 60010            | 288.28     | 416.63      | 5,678.18   | 5,000.00   | 5,000.00   | (678.18)    |
| Gas                      | 60015            | 193.19     | 508.37      | 4,209.36   | 6,100.00   | 6,100.00   | 1,890.64    |
| Water                    | 60025            | 0.00       | 708.37      | 15,482.06  | 8,500.00   | 8,500.00   | (6,982.06)  |
| Cable - Internet         | 60055            | 173.63     | 0.00        | 1,175.28   | 0.00       | 0.00       | (1,175.28)  |
| Total Utilities          |                  | 655.10     | 1,633.37    | 26,544.88  | 19,600.00  | 19,600.00  | (6,944.88)  |
| Total Expense            |                  | 34,185.49  | 23,904.87   | 381,548.79 | 325,317.78 | 325,317.78 | (56,231.01) |
| Excess Revenue / Expense |                  | (9,431.15) | (20,795.11) | (7,815.88) | 0.00       | 0.00       | (7,815.88)  |