

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

January 31, 2025

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 01/31/2025

Assets

Operating Accounts

10000	Operating	128,247.15
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<u>Total Operating Accounts</u>		<u>128,247.15</u>
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Reserve Accounts

10001	Money Market	96,115.20
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<u>Total Reserve Accounts</u>		<u>96,115.20</u>
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Accounts Receivable

12000	Accounts Receivable	18,375.64
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<u>Total Accounts Receivable</u>		<u>18,375.64</u>
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Total Assets

242,737.99

Liabilities & Equity

Other Liabilities

21000	Prepaid Assessments	99,385.40
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<u>Total Other Liabilities</u>		<u>99,385.40</u>
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Equity

30000	Reserve Fund	96,115.20
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31000	Prior Years Retained Earnings	(800.14)
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<u>Total Equity</u>		<u>95,315.06</u>
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Liabilities and Equity

Operating Retained Earnings	48,037.53
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<u>Total Liabilities and Equity</u>	<u>48,037.53</u>
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Total Liabilities & Equity

242,737.99

Statement of Income and Expense

Friday, February 14, 2025 14:07

Posted 1/1/2025 To 1/31/2025 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	77,400.00	77,400.00	77,400.00	77,400.00	309,600.00	232,200.00
Total Assessment Income		77,400.00	77,400.00	77,400.00	77,400.00	309,600.00	232,200.00
<u>Other Income</u>	<u>Acct Code</u>						
Interest	40040	21.23	0.00	21.23	0.00	0.00	(21.23)
Late Fees	40050	180.00	0.00	180.00	0.00	0.00	(180.00)
Transfer from Reserves	45000	0.00	370.67	0.00	370.67	4,448.06	4,448.06
Total Other Income		201.23	370.67	201.23	370.67	4,448.06	4,246.83
Total Income		77,601.23	77,770.67	77,601.23	77,770.67	314,048.06	236,446.83
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	24.66	166.67	24.66	166.67	2,000.00	1,975.34
Postage	50120	13.11	175.00	13.11	175.00	2,100.00	2,086.89
Legal Fees - Other	50145	0.00	41.67	0.00	41.67	500.00	500.00
Audit/Tax	50160	0.00	0.00	0.00	0.00	800.00	800.00
Management Services	50200	2,980.88	2,980.88	2,980.88	2,980.88	35,770.56	32,789.68
Miscellaneous	50240	162.70	333.33	162.70	333.33	4,000.00	3,837.30
Website	50245	35.00	35.00	35.00	35.00	420.00	385.00
Federal Income Tax	50255	0.00	125.00	0.00	125.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	69.17	830.00	830.00
Total Administrative		3,216.35	3,926.72	3,216.35	3,926.72	47,920.56	44,704.21
<u>Building Maintenance</u>	<u>Acct Code</u>						
Electrical	65015	0.00	41.67	0.00	41.67	500.00	500.00
Fences	65020	0.00	41.67	0.00	41.67	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	83.34	1,000.00	1,000.00
<u>Community Center/Clubhouse</u>	<u>Acct Code</u>						
Clubhouse Repairs	70045	0.00	41.67	0.00	41.67	500.00	500.00
Pool Service/Maint.	70100	0.00	1,250.00	0.00	1,250.00	15,000.00	15,000.00

Statement of Income and Expense

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		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	583.33	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	0.00	41.67	500.00	500.00
Total Community Center/Clubhouse		0.00	1,916.67	0.00	1,916.67	23,000.00	23,000.00
Grounds	Acct Code						
Grounds Maintenance	63000	3,729.25	208.33	3,729.25	208.33	2,500.00	(1,229.25)
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	51,500.00	51,500.00
Tree Removal	63135	0.00	125.00	0.00	125.00	1,500.00	1,500.00
Mulch	63145	0.00	0.00	0.00	0.00	11,550.00	11,550.00
Holiday Lighting	63150	0.00	331.25	0.00	331.25	3,975.00	3,975.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	41.67	500.00	500.00
Flag Services	63170	0.00	81.71	0.00	81.71	980.50	980.50
Irrigation	63400	0.00	93.75	0.00	93.75	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	7,802.36	125.00	7,802.36	125.00	1,500.00	(6,302.36)
Snow Removal	63600	3,200.00	3,200.00	3,200.00	3,200.00	16,000.00	12,800.00
Chemical (Salt)	63610	150.00	420.00	150.00	420.00	2,100.00	1,950.00
Trash Removal	63910	7,550.21	7,083.33	7,550.21	7,083.33	85,000.00	77,449.79
Total Grounds		22,431.82	11,710.04	22,431.82	11,710.04	178,230.50	155,798.68
Insurance	Acct Code						
Workers Compensation Insurance	50535	419.00	35.42	419.00	35.42	425.00	6.00
Liability Insurance	50560	0.00	584.33	0.00	584.33	7,012.00	7,012.00
Total Insurance		419.00	619.75	419.00	619.75	7,437.00	7,018.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,580.00	2,580.00	2,580.00	2,580.00	30,960.00	28,380.00
Reserve Interest	90140	17.54	0.00	17.54	0.00	0.00	(17.54)
Total Reserve Accounts		2,597.54	2,580.00	2,597.54	2,580.00	30,960.00	28,362.46
Utilities	Acct Code						
Electric	60010	278.59	500.00	278.59	500.00	6,000.00	5,721.41
Gas	60015	263.04	458.33	263.04	458.33	5,500.00	5,236.96

Statement of Income and Expense

Posted 1/1/2025 To 1/31/2025 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Water	60025	0.00	1,166.67	0.00	1,166.67	14,000.00	14,000.00
Cable - Internet	60055	357.36	0.00	357.36	0.00	0.00	(357.36)
Total Utilities		898.99	2,125.00	898.99	2,125.00	25,500.00	24,601.01
Total Expense		29,563.70	22,961.52	29,563.70	22,961.52	314,048.06	284,484.36
Excess Revenue / Expense		48,037.53	54,809.15	48,037.53	54,809.15	0.00	48,037.53