FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland Property Owners Association

February 28, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

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Balance Sheet

Posted 02/28/2025

Assets			
Operating Accounts			
10000	Operating	119,074.41	
Total Operating Accounts		119,074.41	
Reserve Accounts			
10001	Money Market	98,711.47	
Total Reserve Accounts		98,711.47	
Accounts Receivable			
12000	Accounts Receivable	11,607.14	
Total Accounts Receivable		11,607.14	
Total Assets			*229,393.02*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	111,462.06	
Total Other Liabilities		111,462.06	
Equity			
30000	Reserve Fund	98,711.47	
31000	Prior Years Retained Earnings	(800.14)	
Total Equity		97,911.33	
Liabilities and Equity			
	Operating Retained Earnings	20,019.63	
Total Liabilities and Equity		20,019.63	
Total Liabilities & Equity			*229,393.02*

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	(4,025.00)	0.00	73,375.00	77,400.00	309,600.00	236,225.00
Total Assessment Income		(4,025.00)	0.00	73,375.00	77,400.00	309,600.00	236,225.00
Other Income	**Acct Code**						
Interest	40040	21.19	0.00	42.42	0.00	0.00	(42.42)
Late Fees	40050	400.00	0.00	580.00	0.00	0.00	(580.00)
Transfer from Reserves	45000	0.00	370.67	0.00	741.34	4,448.06	4,448.06
Total Other Income		421.19	370.67	622.42	741.34	4,448.06	3,825.64
Total Income		(3,603.81)	370.67	73,997.42	78,141.34	314,048.06	240,050.64
Expense							
Administrative	**Acct Code**						
Copies	50110	18.90	166.67	43.56	333.34	2,000.00	1,956.44
Postage	50120	29.79	175.00	42.90	350.00	2,100.00	2,057.10
Legal Fees - Other	50145	0.00	41.67	0.00	83.34	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	5,961.76	5,961.76	35,770.56	29,808.80
Miscellaneous	50240	378.75	333.33	541.45	666.66	4,000.00	3,458.55
Website	50245	35.00	35.00	70.00	70.00	420.00	350.00
Federal Income Tax	50255	0.00	125.00	0.00	250.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	138.34	830.00	830.00
Total Administrative		3,443.32	3,926.72	6,659.67	7,853.44	47,920.56	41,260.89
Building Maintenance	**Acct Code**						
Electrical	65015	0.00	41.67	0.00	83.34	500.00	500.00
Fences	65020	0.00	41.67	0.00	83.34	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	166.68	1,000.00	1,000.00
Community Center/Clubhouse	**Acct Code**						
Clubhouse Repairs	70045	0.00	41.67	0.00	83.34	500.00	500.00
Pool Service/Maint.	70100	3,500.12	1,250.00	3,500.12	2,500.00	15,000.00	11,499.88

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Operating

		Month Actual	Month Budget	Year Actual	Year Budget	Annual	Remainder
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	1,166.66	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	0.00	83.34	500.00	500.00
Total Community Center/Clubhouse		3,500.12	1,916.67	3,500.12	3,833.34	23,000.00	19,499.88
Grounds	**Acct Code**						
Grounds Maintenance	63000	0.00	208.33	3,729.25	416.66	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	250.00	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	662.50	3,975.00	3,975.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	83.34	500.00	500.00
Flag Services	63170	0.00	81.71	0.00	163.42	980.50	980.50
Irrigation	63400	0.00	93.75	0.00	187.50	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	0.00	125.00	7,802.36	250.00	1,500.00	(6,302.36)
Snow Removal	63600	3,200.00	3,200.00	6,400.00	6,400.00	16,000.00	9,600.00
Chemical (Salt)	63610	1,740.00	420.00	1,890.00	840.00	2,100.00	210.00
Trash Removal	63910	7,550.21	7,083.33	15,100.42	14,166.66	85,000.00	69,899.58
Total Grounds		12,490.21	11,710.04	34,922.03	23,420.08	178,230.50	143,308.47
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	0.00	35.42	419.00	70.84	425.00	6.00
Liability Insurance	50560	1,752.00	584.33	1,752.00	1,168.66	7,012.00	5,260.00
Total Insurance		1,752.00	619.75	2,171.00	1,239.50	7,437.00	5,266.00
Reserve Accounts	**Acct Code**						
Reserve Contribution	90000	2,580.00	2,580.00	5,160.00	5,160.00	30,960.00	25,800.00
Reserve Interest	90140	16.27	0.00	33.81	0.00	0.00	(33.81)
Total Reserve Accounts		2,596.27	2,580.00	5,193.81	5,160.00	30,960.00	25,766.19
Utilities	**Acct Code**						
Electric	60010	208.30	500.00	486.89	1,000.00	6,000.00	5,513.11
Gas	60015	301.62	458.33	564.66	916.66	5,500.00	4,935.34

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		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Water	60025	122.25	1,166.67	122.25	2,333.34	14,000.00	13,877.75
Cable - Internet	60055	0.00	0.00	357.36	0.00	0.00	(357.36)
Total Utilities		632.17	2,125.00	1,531.16	4,250.00	25,500.00	23,968.84
Total Expense		24,414.09	22,961.52	53,977.79	45,923.04	314,048.06	260,070.27
Excess Revenue / Expense		(28,017.90)	(22,590.85)	20,019.63	32,218.30	0.00	20,019.63