

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

March 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 03/31/2025

AssetsOperating Accounts

10000 Operating 102,877.87

Total Operating Accounts 102,877.87Reserve Accounts

10001 Money Market 101,308.79

Total Reserve Accounts 101,308.79Accounts Receivable

12000 Accounts Receivable 11,230.39

Total Accounts Receivable 11,230.39Total Assets 215,417.05**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 119,937.31

Total Other Liabilities 119,937.31Equity

30000 Reserve Fund 101,308.79

31000 Prior Years Retained Earnings (800.14)

Total Equity 100,508.65Liabilities and Equity

Operating Retained Earnings (5,028.91)

Total Liabilities and Equity (5,028.91)Total Liabilities & Equity 215,417.05

Statement of Income and Expense

Monday, April 7, 2025

8:54

Posted 3/1/2025 To 3/31/2025 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	0.00	0.00	73,375.00	77,400.00	309,600.00	236,225.00
Total Assessment Income		0.00	0.00	73,375.00	77,400.00	309,600.00	236,225.00
<u>Other Income</u>	<u>Acct Code</u>						
Interest	40040	21.94	0.00	64.36	0.00	0.00	(64.36)
Late Fees	40050	220.00	0.00	800.00	0.00	0.00	(800.00)
Transfer from Reserves	45000	0.00	370.67	0.00	1,112.01	4,448.06	4,448.06
Total Other Income		241.94	370.67	864.36	1,112.01	4,448.06	3,583.70
Total Income		241.94	370.67	74,239.36	78,512.01	314,048.06	239,808.70
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	222.66	166.67	266.22	500.01	2,000.00	1,733.78
Postage	50120	14.49	175.00	57.39	525.00	2,100.00	2,042.61
Legal Fees - Other	50145	0.00	41.67	0.00	125.01	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	8,942.64	8,942.64	35,770.56	26,827.92
Miscellaneous	50240	194.00	333.33	735.45	999.99	4,000.00	3,264.55
Website	50245	35.00	35.00	105.00	105.00	420.00	315.00
Federal Income Tax	50255	0.00	125.00	0.00	375.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	207.51	830.00	830.00
Total Administrative		3,447.03	3,926.72	10,106.70	11,780.16	47,920.56	37,813.86
<u>Building Maintenance</u>	<u>Acct Code</u>						
Electrical	65015	0.00	41.67	0.00	125.01	500.00	500.00
Fences	65020	0.00	41.67	0.00	125.01	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	250.02	1,000.00	1,000.00
<u>Community Center/Clubhouse</u>	<u>Acct Code</u>						
Clubhouse Repairs	70045	0.00	41.67	0.00	125.01	500.00	500.00
Pool Service/Maint.	70100	0.00	1,250.00	3,500.12	3,750.00	15,000.00	11,499.88

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		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	1,749.99	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	0.00	125.01	500.00	500.00
Total Community Center/Clubhouse		0.00	1,916.67	3,500.12	5,750.01	23,000.00	19,499.88
Grounds	Acct Code						
Grounds Maintenance	63000	860.00	208.33	4,589.25	624.99	2,500.00	(2,089.25)
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	375.00	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	550.00	331.25	550.00	993.75	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	125.01	500.00	500.00
Flag Services	63170	0.00	81.71	0.00	245.13	980.50	980.50
Irrigation	63400	0.00	93.75	0.00	281.25	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	545.68	125.00	8,348.04	375.00	1,500.00	(6,848.04)
Snow Removal	63600	6,400.00	3,200.00	12,800.00	9,600.00	16,000.00	3,200.00
Chemical (Salt)	63610	2,025.00	420.00	3,915.00	1,260.00	2,100.00	(1,815.00)
Trash Removal	63910	7,550.21	7,083.33	22,650.63	21,249.99	85,000.00	62,349.37
Total Grounds		17,930.89	11,710.04	52,852.92	35,130.12	178,230.50	125,377.58
Insurance	Acct Code						
Workers Compensation Insurance	50535	500.00	35.42	919.00	106.26	425.00	(494.00)
Liability Insurance	50560	0.00	584.33	1,752.00	1,752.99	7,012.00	5,260.00
Total Insurance		500.00	619.75	2,671.00	1,859.25	7,437.00	4,766.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,580.00	2,580.00	7,740.00	7,740.00	30,960.00	23,220.00
Reserve Interest	90140	17.32	0.00	51.13	0.00	0.00	(51.13)
Total Reserve Accounts		2,597.32	2,580.00	7,791.13	7,740.00	30,960.00	23,168.87
Utilities	Acct Code						
Electric	60010	201.81	500.00	688.70	1,500.00	6,000.00	5,311.30
Gas	60015	265.94	458.33	830.60	1,374.99	5,500.00	4,669.40

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Water	60025	0.00	1,166.67	122.25	3,500.01	14,000.00	13,877.75
Cable - Internet	60055	347.49	0.00	704.85	0.00	0.00	(704.85)
Total Utilities		815.24	2,125.00	2,346.40	6,375.00	25,500.00	23,153.60
Total Expense		25,290.48	22,961.52	79,268.27	68,884.56	314,048.06	234,779.79
Excess Revenue / Expense		(25,048.54)	(22,590.85)	(5,028.91)	9,627.45	0.00	(5,028.91)