

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

April 30, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

Statement of Income and Expense

Wednesday, May 7, 2025

15:09

Posted 4/1/2025 To 4/30/2025 11:59:00 PM

110 The Crossings of Oakland Property Owners Assoc.

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	Acct Code						
Assessments	40000	77,400.00	77,400.00	150,775.00	154,800.00	309,600.00	158,825.00
Total Assessment Income		77,400.00	77,400.00	150,775.00	154,800.00	309,600.00	158,825.00
Other Income	Acct Code						
Interest	40040	22.73	0.00	87.09	0.00	0.00	(87.09)
Late Fees	40050	180.00	0.00	980.00	0.00	0.00	(980.00)
Transfer from Reserves	45000	0.00	370.67	0.00	1,482.68	4,448.06	4,448.06
Total Other Income		202.73	370.67	1,067.09	1,482.68	4,448.06	3,380.97
Total Income		77,602.73	77,770.67	151,842.09	156,282.68	314,048.06	162,205.97
Expense							
Administrative	Acct Code						
Copies	50110	20.16	166.67	286.38	666.68	2,000.00	1,713.62
Postage	50120	10.05	175.00	67.44	700.00	2,100.00	2,032.56
Legal Fees - Collections	50140	(438.50)	0.00	(438.50)	0.00	0.00	438.50
Legal Fees - Other	50145	0.00	41.67	0.00	166.68	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	11,923.52	11,923.52	35,770.56	23,847.04
Miscellaneous	50240	147.35	333.33	882.80	1,333.32	4,000.00	3,117.20
Website	50245	35.00	35.00	140.00	140.00	420.00	280.00
Federal Income Tax	50255	0.00	125.00	0.00	500.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	276.68	830.00	830.00
Total Administrative		2,754.94	3,926.72	12,861.64	15,706.88	47,920.56	35,058.92
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	0.00	166.68	500.00	500.00
Fences	65020	0.00	41.67	0.00	166.68	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	333.36	1,000.00	1,000.00
Community Center/Clubhouse	Acct Code						
Clubhouse Repairs	70045	0.00	41.67	0.00	166.68	500.00	500.00

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Pool Service/Maint.	70100	0.00	1,250.00	3,500.12	5,000.00	15,000.00	11,499.88
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	2,333.32	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	0.00	166.68	500.00	500.00
Total Community Center/Clubhouse		0.00	1,916.67	3,500.12	7,666.68	23,000.00	19,499.88
Grounds	Acct Code						
Grounds Maintenance	63000	10,065.34	208.33	14,654.59	833.32	2,500.00	(12,154.59)
Landscape Maintenance	63100	7,441.25	0.00	7,441.25	0.00	51,500.00	44,058.75
Tree Removal	63135	0.00	125.00	0.00	500.00	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	550.00	1,325.00	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	166.68	500.00	500.00
Flag Services	63170	0.00	81.71	0.00	326.84	980.50	980.50
Irrigation	63400	0.00	93.75	0.00	375.00	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	1,184.32	125.00	9,532.36	500.00	1,500.00	(8,032.36)
Snow Removal	63600	0.00	3,200.00	12,800.00	12,800.00	16,000.00	3,200.00
Chemical (Salt)	63610	0.00	420.00	3,915.00	1,680.00	2,100.00	(1,815.00)
Trash Removal	63910	7,550.21	7,083.33	30,200.84	28,333.32	85,000.00	54,799.16
Total Grounds		26,241.12	11,710.04	79,094.04	46,840.16	178,230.50	99,136.46
Insurance	Acct Code						
Workers Compensation Insurance	50535	(419.00)	35.42	500.00	141.68	425.00	(75.00)
Liability Insurance	50560	0.00	584.33	1,752.00	2,337.32	7,012.00	5,260.00
Total Insurance		(419.00)	619.75	2,252.00	2,479.00	7,437.00	5,185.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,580.00	2,580.00	10,320.00	10,320.00	30,960.00	20,640.00
Reserve Interest	90140	18.37	0.00	69.50	0.00	0.00	(69.50)
Total Reserve Accounts		2,598.37	2,580.00	10,389.50	10,320.00	30,960.00	20,570.50
Utilities	Acct Code						
Electric	60010	178.56	500.00	867.26	2,000.00	6,000.00	5,132.74

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Gas	60015	231.82	458.33	1,062.42	1,833.32	5,500.00	4,437.58
Water	60025	0.00	1,166.67	122.25	4,666.68	14,000.00	13,877.75
Cable - Internet	60055	173.81	0.00	878.66	0.00	0.00	(878.66)
Total Utilities		584.19	2,125.00	2,930.59	8,500.00	25,500.00	22,569.41
Total Expense		31,759.62	22,961.52	111,027.89	91,846.08	314,048.06	203,020.17
Excess Revenue / Expense		45,843.11	54,809.15	40,814.20	64,436.60	0.00	40,814.20