

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

May 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 05/31/2025

Assets

Operating Accounts

10000 Operating 63,808.43

Total Operating Accounts 63,808.43

Reserve Accounts

10001 Money Market 106,506.65

Total Reserve Accounts 106,506.65

Accounts Receivable

12000 Accounts Receivable 14,561.39

Total Accounts Receivable 14,561.39

Total Assets 184,876.47

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 79,624.06

Total Other Liabilities 79,624.06

Equity

30000 Reserve Fund 106,506.65

31000 Prior Years Retained Earnings (800.14)

Total Equity 105,706.51

Liabilities and Equity

Operating Retained Earnings (454.10)

Total Liabilities and Equity (454.10)

Total Liabilities & Equity 184,876.47

Statement of Income and Expense

Sunday, June 8, 2025

8:13

Posted 5/1/2025 To 5/31/2025 11:59:00 PM

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	Acct Code						
Assessments	40000	0.00	0.00	150,775.00	154,800.00	309,600.00	158,825.00
Total Assessment Income		0.00	0.00	150,775.00	154,800.00	309,600.00	158,825.00
Other Income	Acct Code						
Interest	40040	23.09	0.00	110.18	0.00	0.00	(110.18)
Late Fees	40050	200.00	0.00	1,180.00	0.00	0.00	(1,180.00)
Transfer from Reserves	45000	0.00	370.67	0.00	1,853.35	4,448.06	4,448.06
Total Other Income		223.09	370.67	1,290.18	1,853.35	4,448.06	3,157.88
Total Income		223.09	370.67	152,065.18	156,653.35	314,048.06	161,982.88
Expense							
Administrative	Acct Code						
Copies	50110	36.36	166.67	322.74	833.35	2,000.00	1,677.26
Postage	50120	22.08	175.00	89.52	875.00	2,100.00	2,010.48
Legal Fees - Collections	50140	438.50	0.00	0.00	0.00	0.00	0.00
Legal Fees - Other	50145	0.00	41.67	0.00	208.35	500.00	500.00
Audit/Tax	50160	0.00	800.00	0.00	800.00	800.00	800.00
Management Services	50200	2,980.88	2,980.88	14,904.40	14,904.40	35,770.56	20,866.16
Miscellaneous	50240	377.60	333.33	1,260.40	1,666.65	4,000.00	2,739.60
Website	50245	35.00	35.00	175.00	175.00	420.00	245.00
Federal Income Tax	50255	0.00	125.00	0.00	625.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	345.85	830.00	830.00
Total Administrative		3,890.42	4,726.72	16,752.06	20,433.60	47,920.56	31,168.50
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	0.00	208.35	500.00	500.00
Fences	65020	3,601.54	41.67	3,601.54	208.35	500.00	(3,101.54)
Total Building Maintenance		3,601.54	83.34	3,601.54	416.70	1,000.00	(2,601.54)
Community Center/Clubhouse	Acct Code						
Clubhouse Repairs	70045	0.00	41.67	0.00	208.35	500.00	500.00

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Pool Service/Maint.	70100	4,438.50	1,250.00	7,938.62	6,250.00	15,000.00	7,061.38
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	2,916.65	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	0.00	208.35	500.00	500.00
Total Community Center/Clubhouse		4,438.50	1,916.67	7,938.62	9,583.35	23,000.00	15,061.38
Grounds		Acct Code					
Grounds Maintenance	63000	6,781.00	208.33	21,435.59	1,041.65	2,500.00	(18,935.59)
Landscape Maintenance	63100	7,441.25	7,357.14	14,882.50	7,357.14	51,500.00	36,617.50
Tree Removal	63135	0.00	125.00	0.00	625.00	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	1,656.25	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	208.35	500.00	500.00
Flag Services	63170	1,007.00	81.71	1,007.00	408.55	980.50	(26.50)
Irrigation	63400	656.50	93.75	656.50	468.75	1,125.00	468.50
Mailbox Repair & Maintance	63520	572.00	125.00	10,104.36	625.00	1,500.00	(8,604.36)
Snow Removal	63600	0.00	0.00	12,800.00	12,800.00	16,000.00	3,200.00
Chemical (Salt)	63610	0.00	0.00	3,915.00	1,680.00	2,100.00	(1,815.00)
Trash Removal	63910	7,550.21	7,083.33	37,751.05	35,416.65	85,000.00	47,248.95
Total Grounds		24,007.96	15,447.18	103,102.00	62,287.34	178,230.50	75,128.50
Insurance		Acct Code					
Workers Compensation Insurance	50535	0.00	35.42	500.00	177.10	425.00	(75.00)
Liability Insurance	50560	1,752.00	584.33	3,504.00	2,921.65	7,012.00	3,508.00
Total Insurance		1,752.00	619.75	4,004.00	3,098.75	7,437.00	3,433.00
Reserve Accounts		Acct Code					
Reserve Contribution	90000	2,580.00	2,580.00	12,900.00	12,900.00	30,960.00	18,060.00
Reserve Interest	90140	19.49	0.00	88.99	0.00	0.00	(88.99)
Total Reserve Accounts		2,599.49	2,580.00	12,988.99	12,900.00	30,960.00	17,971.01
Utilities		Acct Code					
Electric	60010	600.54	500.00	1,467.80	2,500.00	6,000.00	4,532.20

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Gas	60015	154.88	458.33	1,217.30	2,291.65	5,500.00	4,282.70
Water	60025	272.25	1,166.67	394.50	5,833.35	14,000.00	13,605.50
Cable - Internet	60055	173.81	0.00	1,052.47	0.00	0.00	(1,052.47)
Total Utilities		1,201.48	2,125.00	4,132.07	10,625.00	25,500.00	21,367.93
Total Expense		41,491.39	27,498.66	152,519.28	119,344.74	314,048.06	161,528.78
Excess Revenue / Expense		(41,268.30)	(27,127.99)	(454.10)	37,308.61	0.00	(454.10)