

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

June 30, 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 06/30/2025

Assets

Operating Accounts

10000 Operating 50,920.21

Total Operating Accounts 50,920.21

Reserve Accounts

10001 Money Market 109,105.92

Total Reserve Accounts 109,105.92

Accounts Receivable

12000 Accounts Receivable 9,797.12

Total Accounts Receivable 9,797.12

Total Assets 169,823.25

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 85,619.79

Total Other Liabilities 85,619.79

Equity

30000 Reserve Fund 109,105.92

31000 Prior Years Retained Earnings (800.14)

Total Equity 108,305.78

Liabilities and Equity

Operating Retained Earnings (24,102.32)

Total Liabilities and Equity (24,102.32)

Total Liabilities & Equity 169,823.25

Statement of Income and Expense

Friday, July 11, 2025

11:07

Posted 6/1/2025 To 6/30/2025 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	21.70	0.00	131.88	0.00	0.00	(131.88)
Late Fees	40050	140.00	0.00	1,320.00	0.00	0.00	(1,320.00)
Miscellaneous Income	40080	420.00	0.00	420.00	0.00	0.00	(420.00)
Transfer from Reserves	45000	0.00	370.67	0.00	2,224.02	4,448.06	4,448.06
Total Other Income		581.70	370.67	1,871.88	2,224.02	4,448.06	2,576.18
Total Income		581.70	370.67	152,646.88	157,024.02	314,048.06	161,401.18
Expense							
Administrative	Acct Code						
Copies	50110	60.66	166.67	383.40	1,000.02	2,000.00	1,616.60
Postage	50120	109.54	175.00	199.06	1,050.00	2,100.00	1,900.94
Legal Fees - Other	50145	0.00	41.67	0.00	250.02	500.00	500.00
Audit/Tax	50160	0.00	0.00	0.00	800.00	800.00	800.00
Management Services	50200	2,980.88	2,980.88	17,885.28	17,885.28	35,770.56	17,885.28
Miscellaneous	50240	140.05	333.33	1,400.45	1,999.98	4,000.00	2,599.55
Website	50245	35.00	35.00	210.00	210.00	420.00	210.00
Federal Income Tax	50255	0.00	125.00	0.00	750.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	415.02	830.00	830.00
Total Administrative		3,326.13	3,926.72	20,078.19	24,360.32	47,920.56	27,842.37
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	0.00	250.02	500.00	500.00
Fences	65020	0.00	41.67	3,601.54	250.02	500.00	(3,101.54)
Door/Locks/Keys	65030	(200.00)	0.00	(200.00)	0.00	0.00	200.00
Total Building Maintenance		(200.00)	83.34	3,401.54	500.04	1,000.00	(2,401.54)
Community Center/Clubhouse	Acct Code						

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Clubhouse Repairs	70045	0.00	41.67	0.00	250.02	500.00	500.00
Pool Service/Maint.	70100	0.00	1,250.00	7,938.62	7,500.00	15,000.00	7,061.38
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	3,499.98	7,000.00	7,000.00
Pool Deck	70110	640.00	41.67	640.00	250.02	500.00	(140.00)
Total Community Center/Clubhouse		640.00	1,916.67	8,578.62	11,500.02	23,000.00	14,421.38
Grounds	Acct Code						
Grounds Maintenance	63000	0.00	208.33	21,435.59	1,249.98	2,500.00	(18,935.59)
Landscape Maintenance	63100	7,441.25	7,357.14	22,323.75	14,714.28	51,500.00	29,176.25
Tree Removal	63135	0.00	125.00	0.00	750.00	1,500.00	1,500.00
Mulch	63145	0.00	11,550.00	0.00	11,550.00	11,550.00	11,550.00
Holiday Lighting	63150	0.00	331.25	550.00	1,987.50	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	250.02	500.00	500.00
Flag Services	63170	0.00	81.71	1,007.00	490.26	980.50	(26.50)
Irrigation	63400	125.00	93.75	781.50	562.50	1,125.00	343.50
Mailbox Repair & Maintance	63520	0.00	125.00	10,104.36	750.00	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	45,301.26	42,499.98	85,000.00	39,698.74
Total Grounds		15,116.46	26,997.18	118,218.46	89,284.52	178,230.50	60,012.04
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	35.42	500.00	212.52	425.00	(75.00)
Liability Insurance	50560	0.00	584.33	3,504.00	3,505.98	7,012.00	3,508.00
Total Insurance		0.00	619.75	4,004.00	3,718.50	7,437.00	3,433.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,580.00	2,580.00	15,480.00	15,480.00	30,960.00	15,480.00
Reserve Interest	90140	19.27	0.00	108.26	0.00	0.00	(108.26)
Total Reserve Accounts		2,599.27	2,580.00	15,588.26	15,480.00	30,960.00	15,371.74
Utilities	Acct Code						

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electric	60010	848.01	500.00	2,315.81	3,000.00	6,000.00	3,684.19
Gas	60015	1,726.24	458.33	2,943.54	2,749.98	5,500.00	2,556.46
Water	60025	0.00	1,166.67	394.50	7,000.02	14,000.00	13,605.50
Cable - Internet	60055	173.81	0.00	1,226.28	0.00	0.00	(1,226.28)
Total Utilities		<u>2,748.06</u>	<u>2,125.00</u>	<u>6,880.13</u>	<u>12,750.00</u>	<u>25,500.00</u>	<u>18,619.87</u>
Total Expense		<u>24,229.92</u>	<u>38,248.66</u>	<u>176,749.20</u>	<u>157,593.40</u>	<u>314,048.06</u>	<u>137,298.86</u>
Excess Revenue / Expense		<u>(23,648.22)</u>	<u>(37,877.99)</u>	<u>(24,102.32)</u>	<u>(569.38)</u>	<u>0.00</u>	<u>(24,102.32)</u>