

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

July 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 07/31/2025

Assets

Operating Accounts

10000 Operating 48,918.50

Total Operating Accounts 48,918.50

Reserve Accounts

10001 Money Market 111,706.37

Total Reserve Accounts 111,706.37

Accounts Receivable

12000 Accounts Receivable 10,050.79

Total Accounts Receivable 10,050.79

Total Assets

170,675.66

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 43,423.08

Total Other Liabilities 43,423.08

Equity

30000 Reserve Fund 111,706.37

31000 Prior Years Retained Earnings (800.14)

Total Equity 110,906.23

Liabilities and Equity

Operating Retained Earnings 16,346.35

Total Liabilities and Equity 16,346.35

Total Liabilities & Equity

170,675.66

Statement of Income and Expense

Thursday, August 7, 2025

13:13

Posted 7/1/2025 To 7/31/2025 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	77,400.00	77,400.00	228,175.00	232,200.00	309,600.00	81,425.00
Total Assessment Income		<u>77,400.00</u>	<u>77,400.00</u>	<u>228,175.00</u>	<u>232,200.00</u>	<u>309,600.00</u>	<u>81,425.00</u>
<u>Other Income</u>	<u>Acct Code</u>						
Interest	40040	22.78	0.00	154.66	0.00	0.00	(154.66)
Late Fees	40050	80.00	0.00	1,400.00	0.00	0.00	(1,400.00)
Miscellaneous Income	40080	0.00	0.00	420.00	0.00	0.00	(420.00)
Transfer from Reserves	45000	0.00	370.67	0.00	2,594.69	4,448.06	4,448.06
Total Other Income		<u>102.78</u>	<u>370.67</u>	<u>1,974.66</u>	<u>2,594.69</u>	<u>4,448.06</u>	<u>2,473.40</u>
Total Income		<u>77,502.78</u>	<u>77,770.67</u>	<u>230,149.66</u>	<u>234,794.69</u>	<u>314,048.06</u>	<u>83,898.40</u>
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Copies	50110	30.06	166.67	413.46	1,166.69	2,000.00	1,586.54
Postage	50120	46.01	175.00	245.07	1,225.00	2,100.00	1,854.93
Legal Fees - Collections	50140	(644.50)	0.00	(644.50)	0.00	0.00	644.50
Legal Fees - Other	50145	0.00	41.67	0.00	291.69	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	20,866.16	20,866.16	35,770.56	14,904.40
Miscellaneous	50240	120.20	333.33	1,520.65	2,333.31	4,000.00	2,479.35
Website	50245	35.00	35.00	245.00	245.00	420.00	175.00
Federal Income Tax	50255	0.00	125.00	0.00	875.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	484.19	830.00	830.00
Total Administrative		<u>2,567.65</u>	<u>3,926.72</u>	<u>22,645.84</u>	<u>28,287.04</u>	<u>47,920.56</u>	<u>25,274.72</u>
<u>Building Maintenance</u>	<u>Acct Code</u>						
Electrical	65015	195.00	41.67	195.00	291.69	500.00	305.00
Fences	65020	0.00	41.67	3,601.54	291.69	500.00	(3,101.54)
Door/Locks/Keys	65030	(100.00)	0.00	(300.00)	0.00	0.00	300.00
Total Building Maintenance		<u>95.00</u>	<u>83.34</u>	<u>3,496.54</u>	<u>583.38</u>	<u>1,000.00</u>	<u>(2,496.54)</u>

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<u>Community Center/Clubhouse</u>	<u>Acct Code</u>						
Clubhouse Repairs	70045	1,460.54	41.67	1,460.54	291.69	500.00	(960.54)
Pool Service/Maint.	70100	9,370.63	1,250.00	17,309.25	8,750.00	15,000.00	(2,309.25)
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	4,083.31	7,000.00	7,000.00
Pool Deck	70110	304.56	41.67	944.56	291.69	500.00	(444.56)
Total Community Center/Clubhouse		<u>11,135.73</u>	<u>1,916.67</u>	<u>19,714.35</u>	<u>13,416.69</u>	<u>23,000.00</u>	<u>3,285.65</u>
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance	63000	3,120.00	208.33	24,555.59	1,458.31	2,500.00	(22,055.59)
Landscape Maintenance	63100	7,441.25	7,357.14	29,765.00	22,071.42	51,500.00	21,735.00
Tree Removal	63135	0.00	125.00	0.00	875.00	1,500.00	1,500.00
Mulch	63145	0.00	0.00	0.00	11,550.00	11,550.00	11,550.00
Holiday Lighting	63150	0.00	331.25	550.00	2,318.75	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	291.69	500.00	500.00
Flag Services	63170	0.00	81.71	1,007.00	571.97	980.50	(26.50)
Irrigation	63400	134.00	93.75	915.50	656.25	1,125.00	209.50
Mailbox Repair & Maintance	63520	690.00	125.00	10,794.36	875.00	1,500.00	(9,294.36)
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	52,851.47	49,583.31	85,000.00	32,148.53
Total Grounds		<u>18,935.46</u>	<u>15,447.18</u>	<u>137,153.92</u>	<u>104,731.70</u>	<u>178,230.50</u>	<u>41,076.58</u>
<u>Insurance</u>	<u>Acct Code</u>						
Workers Compensation Insurance	50535	0.00	35.42	500.00	247.94	425.00	(75.00)
Liability Insurance	50560	0.00	584.33	3,504.00	4,090.31	7,012.00	3,508.00
Total Insurance		<u>0.00</u>	<u>619.75</u>	<u>4,004.00</u>	<u>4,338.25</u>	<u>7,437.00</u>	<u>3,433.00</u>
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Contribution	90000	2,580.00	2,580.00	18,060.00	18,060.00	30,960.00	12,900.00
Reserve Interest	90140	20.45	0.00	128.71	0.00	0.00	(128.71)
Total Reserve Accounts		<u>2,600.45</u>	<u>2,580.00</u>	<u>18,188.71</u>	<u>18,060.00</u>	<u>30,960.00</u>	<u>12,771.29</u>

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Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Utilities							
Electric	60010	819.06	500.00	3,134.87	3,500.00	6,000.00	2,865.13
Gas	60015	727.08	458.33	3,670.62	3,208.31	5,500.00	1,829.38
Water	60025	0.00	1,166.67	394.50	8,166.69	14,000.00	13,605.50
Cable - Internet	60055	173.68	0.00	1,399.96	0.00	0.00	(1,399.96)
Total Utilities		<u>1,719.82</u>	<u>2,125.00</u>	<u>8,599.95</u>	<u>14,875.00</u>	<u>25,500.00</u>	<u>16,900.05</u>
Total Expense		<u>37,054.11</u>	<u>26,698.66</u>	<u>213,803.31</u>	<u>184,292.06</u>	<u>314,048.06</u>	<u>100,244.75</u>
Excess Revenue / Expense		<u>40,448.67</u>	<u>51,072.01</u>	<u>16,346.35</u>	<u>50,502.63</u>	<u>0.00</u>	<u>16,346.35</u>