

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

August 30, 2025

Prepared By:

The Highlander Group, Inc.
2878 Orchard Lake Rd, 1st Floor.
Keego Harbor, MI 48320
(248) 681-7883
www.highlandergroup.net

Prepared without an audit and for internal purposes only.

110 The Crossings of Oakland Property Owners Assoc.

Balance Sheet

Posted 08/31/2025

Assets

Operating Accounts

10000 Operating 14,657.45

Total Operating Accounts 14,657.45

Reserve Accounts

10001 Money Market 114,307.30

Total Reserve Accounts 114,307.30

Accounts Receivable

12000 Accounts Receivable 8,598.25

Total Accounts Receivable 8,598.25

Total Assets

137,563.00

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 43,897.04

Total Other Liabilities 43,897.04

Equity

30000 Reserve Fund 114,307.30

31000 Prior Years Retained Earnings (800.14)

Total Equity 113,507.16

Liabilities and Equity

Operating Retained Earnings (19,841.20)

Total Liabilities and Equity (19,841.20)

Total Liabilities & Equity

137,563.00

Statement of Income and Expense

Monday, September 8, 2025

15:42

Posted 8/1/2025 To 8/31/2025 11:59:00 PM

110 The Crossings of Oakland Property Owners Assoc.

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income	Acct Code						
Assessments	40000	0.00	0.00	228,175.00	232,200.00	309,600.00	81,425.00
Total Assessment Income		0.00	0.00	228,175.00	232,200.00	309,600.00	81,425.00
Other Income	Acct Code						
Interest	40040	22.39	0.00	177.05	0.00	0.00	(177.05)
Late Fees	40050	320.00	0.00	1,720.00	0.00	0.00	(1,720.00)
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	2,965.36	4,448.06	4,448.06
Total Other Income		342.39	370.67	2,317.05	2,965.36	4,448.06	2,131.01
Total Income		342.39	370.67	230,492.05	235,165.36	314,048.06	83,556.01
Expense							
Administrative	Acct Code						
Copies	50110	22.24	166.67	435.70	1,333.36	2,000.00	1,564.30
Postage	50120	25.46	175.00	270.53	1,400.00	2,100.00	1,829.47
Legal Fees - Collections	50140	711.50	0.00	67.00	0.00	0.00	(67.00)
Legal Fees - Other	50145	0.00	41.67	0.00	333.36	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	23,847.04	23,847.04	35,770.56	11,923.52
Miscellaneous	50240	295.20	333.33	1,815.85	2,666.64	4,000.00	2,184.15
Website	50245	35.00	35.00	280.00	280.00	420.00	140.00
Federal Income Tax	50255	0.00	125.00	0.00	1,000.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	553.36	830.00	830.00
Total Administrative		4,070.28	3,926.72	26,716.12	32,213.76	47,920.56	21,204.44
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	195.00	333.36	500.00	305.00
Fences	65020	0.00	41.67	3,601.54	333.36	500.00	(3,101.54)
Door/Locks/Keys	65030	0.00	0.00	(300.00)	0.00	0.00	300.00
Total Building Maintenance		0.00	83.34	3,496.54	666.72	1,000.00	(2,496.54)

Statement of Income and Expense

Monday, September 8, 2025

15:42

Posted 8/1/2025 To 8/31/2025 11:59:00 PM

110 The Crossings of Oakland Property Owners Assoc.

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<u>Community Center/Clubhouse</u>	<u>Acct Code</u>						
Clubhouse Repairs	70045	259.90	41.67	1,720.44	333.36	500.00	(1,220.44)
Pool Service/Maint.	70100	0.00	1,250.00	17,309.25	10,000.00	15,000.00	(2,309.25)
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	4,666.64	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	944.56	333.36	500.00	(444.56)
Total Community Center/Clubhouse		<u>259.90</u>	<u>1,916.67</u>	<u>19,974.25</u>	<u>15,333.36</u>	<u>23,000.00</u>	<u>3,025.75</u>
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance	63000	2,100.00	208.33	26,655.59	1,666.64	2,500.00	(24,155.59)
Landscape Maintenance	63100	7,441.25	7,357.14	37,206.25	29,428.56	51,500.00	14,293.75
Tree Removal	63135	480.00	125.00	480.00	1,000.00	1,500.00	1,020.00
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	2,650.00	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	333.36	500.00	500.00
Flag Services	63170	0.00	81.71	1,007.00	653.68	980.50	(26.50)
Irrigation	63400	110.00	93.75	1,025.50	750.00	1,125.00	99.50
Mailbox Repair & Maintance	63520	0.00	125.00	10,794.36	1,000.00	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	60,401.68	56,666.64	85,000.00	24,598.32
Total Grounds		<u>17,681.46</u>	<u>15,447.18</u>	<u>154,835.38</u>	<u>120,178.88</u>	<u>178,230.50</u>	<u>23,395.12</u>
<u>Insurance</u>	<u>Acct Code</u>						
Workers Compensation Insurance	50535	0.00	35.42	500.00	283.36	425.00	(75.00)
Liability Insurance	50560	1,754.00	584.33	5,258.00	4,674.64	7,012.00	1,754.00
Total Insurance		<u>1,754.00</u>	<u>619.75</u>	<u>5,758.00</u>	<u>4,958.00</u>	<u>7,437.00</u>	<u>1,679.00</u>
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Contribution	90000	2,580.00	2,580.00	20,640.00	20,640.00	30,960.00	10,320.00
Reserve Interest	90140	20.93	0.00	149.64	0.00	0.00	(149.64)
Total Reserve Accounts		<u>2,600.93</u>	<u>2,580.00</u>	<u>20,789.64</u>	<u>20,640.00</u>	<u>30,960.00</u>	<u>10,170.36</u>

Statement of Income and Expense

Monday, September 8, 2025

15:42

Posted 8/1/2025 To 8/31/2025 11:59:00 PM

110 The Crossings of Oakland Property Owners Assoc.

Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Utilities							
Electric	60010	840.48	500.00	3,975.35	4,000.00	6,000.00	2,024.65
Gas	60015	712.21	458.33	4,382.83	3,666.64	5,500.00	1,117.17
Water	60025	8,610.68	1,166.67	9,005.18	9,333.36	14,000.00	4,994.82
Cable - Internet	60055	0.00	0.00	1,399.96	0.00	0.00	(1,399.96)
Total Utilities		10,163.37	2,125.00	18,763.32	17,000.00	25,500.00	6,736.68
Total Expense		36,529.94	26,698.66	250,333.25	210,990.72	314,048.06	63,714.81
Excess Revenue / Expense		(36,187.55)	(26,327.99)	(19,841.20)	24,174.64	0.00	(19,841.20)