

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

September 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 09/30/2025

Assets			
<u>Operating Accounts</u>			
10000	Operating	3,148.87	
<u>Total Operating Accounts</u>		<u>3,148.87</u>	
<u>Reserve Accounts</u>			
10001	Money Market	81,998.22	
<u>Total Reserve Accounts</u>		<u>81,998.22</u>	
<u>Accounts Receivable</u>			
12000	Accounts Receivable	8,303.80	
<u>Total Accounts Receivable</u>		<u>8,303.80</u>	
<i>Total Assets</i>			<u><u>93,450.89</u></u>
Liabilities & Equity			
<u>Other Liabilities</u>			
21000	Prepaid Assessments	48,672.29	
<u>Total Other Liabilities</u>		<u>48,672.29</u>	
<u>Equity</u>			
30000	Reserve Fund	81,998.22	
31000	Prior Years Retained Earnings	(800.14)	
<u>Total Equity</u>		<u>81,198.08</u>	
<u>Liabilities and Equity</u>			
	Operating Retained Earnings	(36,419.48)	
<u>Total Liabilities and Equity</u>		<u>(36,419.48)</u>	
<i>Total Liabilities & Equity</i>			<u><u>93,450.89</u></u>

Statement of Income and Expense

Monday, October 6, 2025

16:51

Posted 9/1/2025 To 9/30/2025 11:59:00 PM

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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	14.28	0.00	191.33	0.00	0.00	(191.33)
Late Fees	40050	160.00	0.00	1,880.00	0.00	0.00	(1,880.00)
Miscellaneous Income	40080	0.00	0.00	420.00	0.00	0.00	(420.00)
Transfer from Reserves	45000	32,322.72	370.67	32,322.72	3,336.03	4,448.06	(27,874.66)
Total Other Income		32,497.00	370.67	34,814.05	3,336.03	4,448.06	(30,365.99)
Total Income		32,497.00	370.67	262,989.05	235,536.03	314,048.06	51,059.01
Expense							
Administrative	Acct Code						
Copies	50110	417.72	166.67	853.42	1,500.03	2,000.00	1,146.58
Postage	50120	633.08	175.00	903.61	1,575.00	2,100.00	1,196.39
Legal Fees - Collections	50140	(886.55)	0.00	(819.55)	0.00	0.00	819.55
Legal Fees - Other	50145	0.00	41.67	0.00	375.03	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	26,827.92	26,827.92	35,770.56	8,942.64
Miscellaneous	50240	266.40	333.33	2,082.25	2,999.97	4,000.00	1,917.75
Website	50245	35.00	35.00	315.00	315.00	420.00	105.00
Federal Income Tax	50255	0.00	125.00	0.00	1,125.00	1,500.00	1,500.00
Telephone	60050	0.00	69.17	0.00	622.53	830.00	830.00
Total Administrative		3,446.53	3,926.72	30,162.65	36,140.48	47,920.56	17,757.91
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	195.00	375.03	500.00	305.00
Fences	65020	0.00	41.67	3,601.54	375.03	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	750.06	1,000.00	(2,496.54)

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Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Community Center/Clubhouse							
Clubhouse Repairs	70045	0.00	41.67	1,720.44	375.03	500.00	(1,220.44)
Pool Service/Maint.	70100	7,893.52	1,250.00	25,202.77	11,250.00	15,000.00	(10,202.77)
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	5,249.97	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	944.56	375.03	500.00	(444.56)
Total Community Center/Clubhouse		<u>7,893.52</u>	<u>1,916.67</u>	<u>27,867.77</u>	<u>17,250.03</u>	<u>23,000.00</u>	<u>(4,867.77)</u>
Grounds							
Grounds Maintenance	63000	15,027.13	208.33	41,682.72	1,874.97	2,500.00	(39,182.72)
Landscape Maintenance	63100	7,441.25	7,357.14	44,647.50	36,785.70	51,500.00	6,852.50
Tree Removal	63135	0.00	125.00	480.00	1,125.00	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	2,981.25	3,975.00	3,425.00
Park Repair & Maintenance	63160	3,694.49	41.67	3,694.49	375.03	500.00	(3,194.49)
Flag Services	63170	0.00	81.71	1,007.00	735.39	980.50	(26.50)
Pond Maintenance	63210	1,855.00	0.00	1,855.00	0.00	0.00	(1,855.00)
Irrigation	63400	0.00	93.75	1,025.50	843.75	1,125.00	99.50
Mailbox Repair & Maintance	63520	0.00	125.00	10,794.36	1,125.00	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	67,951.89	63,749.97	85,000.00	17,048.11
Total Grounds		<u>35,568.08</u>	<u>15,447.18</u>	<u>190,403.46</u>	<u>135,626.06</u>	<u>178,230.50</u>	<u>(12,172.96)</u>
Insurance							
Workers Compensation Insurance	50535	0.00	35.42	500.00	318.78	425.00	(75.00)
Liability Insurance	50560	0.00	584.33	5,258.00	5,258.97	7,012.00	1,754.00
Total Insurance		<u>0.00</u>	<u>619.75</u>	<u>5,758.00</u>	<u>5,577.75</u>	<u>7,437.00</u>	<u>1,679.00</u>
Reserve Accounts							
Reserve Contribution	90000	0.00	2,580.00	20,640.00	23,220.00	30,960.00	10,320.00
Reserve Interest	90140	13.64	0.00	163.28	0.00	0.00	(163.28)

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		Actual	Budget	Actual	Budget		
Total Reserve Accounts		13.64	2,580.00	20,803.28	23,220.00	30,960.00	10,156.72
Utilities	Acct Code						
Electric	60010	860.52	500.00	4,835.87	4,500.00	6,000.00	1,164.13
Gas	60015	1,119.31	458.33	5,502.14	4,124.97	5,500.00	(2.14)
Water	60025	0.00	1,166.67	9,005.18	10,500.03	14,000.00	4,994.82
Cable - Internet	60055	173.68	0.00	1,573.64	0.00	0.00	(1,573.64)
Total Utilities		2,153.51	2,125.00	20,916.83	19,125.00	25,500.00	4,583.17
Total Expense		49,075.28	26,698.66	299,408.53	237,689.38	314,048.06	14,639.53
Excess Revenue / Expense		(16,578.28)	(26,327.99)	(36,419.48)	(2,153.35)	0.00	(36,419.48)