

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

October 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 10/31/2025

Assets

Operating Accounts

10000 Operating 12,208.98

Total Operating Accounts 12,208.98

Reserve Accounts

10001 Money Market 81,288.28

Total Reserve Accounts 81,288.28

Accounts Receivable

12000 Accounts Receivable 9,196.31

Total Accounts Receivable 9,196.31

Total Assets

102,693.57

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 7,494.10

Total Other Liabilities 7,494.10

Equity

30000 Reserve Fund 81,288.28

31000 Prior Years Retained Earnings (800.14)

Total Equity 80,488.14

Liabilities and Equity

Operating Retained Earnings 14,711.33

Total Liabilities and Equity 14,711.33

Total Liabilities & Equity

102,693.57

Statement of Income and Expense

Thursday, November 6, 2025

12:28

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income	Acct Code						
Assessments	40000	77,400.00	77,400.00	305,575.00	309,600.00	309,600.00	4,025.00
Total Assessment Income		77,400.00	77,400.00	305,575.00	309,600.00	309,600.00	4,025.00
Other Income	Acct Code						
Interest	40040	10.92	0.00	202.25	0.00	0.00	(202.25)
Late Fees	40050	60.00	0.00	1,940.00	0.00	0.00	(1,940.00)
Miscellaneous Income	40080	0.00	0.00	420.00	0.00	0.00	(420.00)
Transfer from Reserves	45000	3,300.00	370.67	35,622.72	3,706.70	4,448.06	(31,174.66)
Total Other Income		3,370.92	370.67	38,184.97	3,706.70	4,448.06	(33,736.91)
Total Income		80,770.92	77,770.67	343,759.97	313,306.70	314,048.06	(29,711.91)
Expense							
Administrative	Acct Code						
Copies	50110	444.00	166.67	1,297.42	1,666.70	2,000.00	702.58
Postage	50120	23.92	175.00	927.53	1,750.00	2,100.00	1,172.47
Legal Fees - Collections	50140	498.00	0.00	(321.55)	0.00	0.00	321.55
Legal Fees - Other	50145	0.00	41.67	0.00	416.70	500.00	500.00
Audit/Tax	50160	800.00	0.00	800.00	800.00	800.00	0.00
Management Services	50200	2,980.88	2,980.88	29,808.80	29,808.80	35,770.56	5,961.76
Miscellaneous	50240	100.70	333.33	2,182.95	3,333.30	4,000.00	1,817.05
Website	50245	35.00	35.00	350.00	350.00	420.00	70.00
Federal Income Tax	50255	2,083.00	125.00	2,083.00	1,250.00	1,500.00	(583.00)
Telephone	60050	0.00	69.17	0.00	691.70	830.00	830.00
Total Administrative		6,965.50	3,926.72	37,128.15	40,067.20	47,920.56	10,792.41
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	195.00	416.70	500.00	305.00
Fences	65020	0.00	41.67	3,601.54	416.70	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	833.40	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	416.70	500.00	(1,220.44)
Pool Service/Maint.	70100	0.00	1,250.00	25,202.77	12,500.00	15,000.00	(10,202.77)
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	5,833.30	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	944.56	416.70	500.00	(444.56)
Total Community Center/Clubhouse		0.00	1,916.67	27,867.77	19,166.70	23,000.00	(4,867.77)
Grounds							
Grounds Maintenance	63000	3,510.12	208.33	45,192.84	2,083.30	2,500.00	(42,692.84)
Landscape Maintenance	63100	7,441.25	7,357.14	52,088.75	44,142.84	51,500.00	(588.75)
Tree Removal	63135	0.00	125.00	480.00	1,250.00	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	3,312.50	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	3,694.49	416.70	500.00	(3,194.49)
Flag Services	63170	0.00	81.71	1,007.00	817.10	980.50	(26.50)
Pond Maintenance	63210	0.00	0.00	1,855.00	0.00	0.00	(1,855.00)
Irrigation	63400	0.00	93.75	1,025.50	937.50	1,125.00	99.50
Mailbox Repair & Maintance	63520	396.00	125.00	11,190.36	1,250.00	1,500.00	(9,690.36)
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	75,502.10	70,833.30	85,000.00	9,497.90
Total Grounds		18,897.58	15,447.18	209,301.04	151,073.24	178,230.50	(31,070.54)
Insurance							
Workers Compensation Insurance	50535	0.00	35.42	500.00	354.20	425.00	(75.00)
Liability Insurance	50560	0.00	584.33	5,258.00	5,843.30	7,012.00	1,754.00
Total Insurance		0.00	619.75	5,758.00	6,197.50	7,437.00	1,679.00
Reserve Accounts							
Reserve Contribution	90000	2,580.00	2,580.00	23,220.00	25,800.00	30,960.00	7,740.00
Reserve Interest	90140	10.06	0.00	173.34	0.00	0.00	(173.34)

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		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Reserve Accounts		2,590.06	2,580.00	23,393.34	25,800.00	30,960.00	7,566.66
Utilities	Acct Code						
Electric	60010	668.13	500.00	5,504.00	5,000.00	6,000.00	496.00
Gas	60015	345.16	458.33	5,847.30	4,583.30	5,500.00	(347.30)
Water	60025	0.00	1,166.67	9,005.18	11,666.70	14,000.00	4,994.82
Cable - Internet	60055	173.68	0.00	1,747.32	0.00	0.00	(1,747.32)
Total Utilities		1,186.97	2,125.00	22,103.80	21,250.00	25,500.00	3,396.20
Total Expense		29,640.11	26,698.66	329,048.64	264,388.04	314,048.06	(15,000.58)
Excess Revenue / Expense		51,130.81	51,072.01	14,711.33	48,918.66	0.00	14,711.33