

The Crossings at Oakland

2026 ANNUAL BUDGET: 360 UNITS

	ACCOUNT NAME	2025 BUDGET	2026 BUDGET
INCOME:			
40000	ASSOCIATION DUES	\$ 309,600.00	\$ 309,600.00
40085	MAILBOX FEE		\$ 9,000.00
45000	TRANSFER FROM RESERVES	\$ 4,448.06	\$ 20,000.00
	TOTAL INCOME:	\$ 314,048.06	\$ 338,600.00
EXPENSES:			
ADMINISTRATION EXPENSES			
50110	COPIES	\$ 2,000.00	\$ 1,700.00
50120	POSTAGE	\$ 2,100.00	\$ 1,700.00
50145	LEGAL FEES - OTHER	\$ 500.00	\$ 500.00
50160	AUDIT/TAX RETURN	\$ 800.00	\$ 800.00
50200	MANAGEMENT SERVICES	\$ 35,770.56	\$ 36,664.83
50240	MISC ADMIN	\$ 4,000.00	\$ 2,500.00
50245	WEBSITE	\$ 420.00	\$ 420.00
50255	FEDERAL INCOME TAX	\$ 1,500.00	\$ -
	TOTAL ADMIN EXPENSES	\$ 47,090.56	\$ 44,284.83
UTILITY EXPENSE			
60010	ELECTRICITY	\$ 6,000.00	\$ 6,500.00
60015	GAS	\$ 5,500.00	\$ 6,500.00
60025	WATER/SEWER	\$ 14,000.00	\$ 15,500.00
60055	CABLE - INTERNET	\$ 830.00	\$ 2,200.00
	TOTAL UTILITY EXPENSE	\$ 26,330.00	\$ 30,700.00
INSURANCE			
50535	WORKER'S COMPENSATION	\$ 425.00	\$ 500.00
50560	PROPERTY & LIABILITY	\$ 7,012.00	\$ 7,012.00
	TOTAL INSURANCE & LOAN	\$ 7,437.00	\$ 7,512.00
GROUNDS MAINTENANCE			
63000	GROUNDS MAINTENANCE	\$ 2,500.00	\$ 18,500.00
63100	LAWN MAINTENANCE	\$ 51,500.00	\$ 59,530.00
63135	TREE REMOVAL	\$ 1,500.00	\$ 1,000.00
63145	MULCH	\$ 11,550.00	\$ -
63150	HOLIDAY DECORATIONS	\$ 3,975.00	\$ 5,500.00
63160	PARK REPAIR & MAINT	\$ 500.00	\$ 500.00
63170	FLAG SERVICES	\$ 980.50	\$ 1,007.00
63210	PONDS/FOUNTAINS	\$ -	\$ 1,727.50
63400	IRRIGATION	\$ 1,125.00	\$ 1,125.00
63520	MAILBOX/SIGN	\$ 1,500.00	\$ -
63600	SNOW REMOVAL	\$ 16,000.00	\$ 16,000.00
63610	CHEMICAL (SALT)	\$ 2,100.00	\$ 2,500.00
63910	TRASH REMOVAL	\$ 85,000.00	\$ 90,602.00
	TOTAL GROUNDS EXPENSE	\$ 178,230.50	\$ 197,991.50
BUILDING MAINT & REPAIR			
65000	BUILDING MAINT & REPAIR	\$ -	\$ -
65015	ELECTRICAL REPAIRS	\$ 500.00	\$ 500.00
65020	FENCES	\$ 500.00	\$ 500.00
	TOTAL BUILD MAINT & RPR	\$ 1,000.00	\$ 1,000.00
COMMUNITY POOL			
70045	CLUBHOUSE REPAIRS	\$ 500.00	\$ 3,500.00
70100	POOL SERVICE & MAINTENANCE	\$ 15,000.00	\$ 15,000.00
70105	POOL CHEMICAL AND SUPPLIES	\$ 7,000.00	\$ 6,000.00
70110	POOL DECK	\$ 500.00	\$ -
	TOTAL COMMUNITY POOL	\$ 23,000.00	\$ 24,500.00
RESERVE FUNDING			
90000	REPLACEMENT RESERVE	\$ 30,960.00	\$ 32,611.67
90140	RESERVE INTEREST		
	TOTAL RESERVE FUNDING	\$ 30,960.00	\$ 32,611.67
	TOTAL BUDGETED EXPENSE	\$ 314,048.06	\$ 338,600.00
	NET INCOME OR (LOSS)	\$ -	\$ -