

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

November 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 11/30/2025

Assets

Operating Accounts

10000 Operating 8,457.47

Total Operating Accounts 8,457.47

Reserve Accounts

10001 Money Market 63,297.70

Total Reserve Accounts 63,297.70

Accounts Receivable

12000 Accounts Receivable 8,464.31

Total Accounts Receivable 8,464.31

Total Assets

80,219.48

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 7,900.60

Total Other Liabilities 7,900.60

Equity

30000 Reserve Fund 63,297.70

31000 Prior Years Retained Earnings (800.14)

Total Equity 62,497.56

Liabilities and Equity

Operating Retained Earnings 9,821.32

Total Liabilities and Equity 9,821.32

Total Liabilities & Equity

80,219.48

Statement of Income and Expense

Thursday, December 4, 2025

16:31

Posted 11/1/2025 To 11/30/2025 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	305,575.00	309,600.00	309,600.00	4,025.00
Total Assessment Income		0.00	0.00	305,575.00	309,600.00	309,600.00	4,025.00
Other Income	Acct Code						
Interest	40040	9.74	0.00	211.99	0.00	0.00	(211.99)
Late Fees	40050	460.00	0.00	2,400.00	0.00	0.00	(2,400.00)
Miscellaneous Income	40080	0.00	0.00	420.00	0.00	0.00	(420.00)
Transfer from Reserves	45000	18,000.00	370.67	53,622.72	4,077.37	4,448.06	(49,174.66)
Total Other Income		18,469.74	370.67	56,654.71	4,077.37	4,448.06	(52,206.65)
Total Income		18,469.74	370.67	362,229.71	313,677.37	314,048.06	(48,181.65)
Expense							
Administrative	Acct Code						
Copies	50110	17.46	166.67	1,314.88	1,833.37	2,000.00	685.12
Postage	50120	27.06	175.00	954.59	1,925.00	2,100.00	1,145.41
Legal Fees - Collections	50140	321.55	0.00	0.00	0.00	0.00	0.00
Legal Fees - Other	50145	0.00	41.67	0.00	458.37	500.00	500.00
Audit/Tax	50160	0.00	0.00	800.00	800.00	800.00	0.00
Management Services	50200	2,980.88	2,980.88	32,789.68	32,789.68	35,770.56	2,980.88
Miscellaneous	50240	362.55	333.33	2,545.50	3,666.63	4,000.00	1,454.50
Website	50245	35.00	35.00	385.00	385.00	420.00	35.00
Federal Income Tax	50255	0.00	125.00	2,083.00	1,375.00	1,500.00	(583.00)
Telephone	60050	0.00	69.17	0.00	760.87	830.00	830.00
Total Administrative		3,744.50	3,926.72	40,872.65	43,993.92	47,920.56	7,047.91
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	195.00	458.37	500.00	305.00
Fences	65020	0.00	41.67	3,601.54	458.37	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	916.74	1,000.00	(2,496.54)

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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	0.00	41.67	1,720.44	458.37	500.00	(1,220.44)
Pool Service/Maint.	70100	89.00	1,250.00	25,291.77	13,750.00	15,000.00	(10,291.77)
Pool Chemicals/Supplies	70105	0.00	583.33	0.00	6,416.63	7,000.00	7,000.00
Pool Deck	70110	0.00	41.67	944.56	458.37	500.00	(444.56)
Total Community Center/Clubhouse		89.00	1,916.67	27,956.77	21,083.37	23,000.00	(4,956.77)
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance	63000	0.00	208.33	45,192.84	2,291.63	2,500.00	(42,692.84)
Landscape Maintenance	63100	0.00	7,357.16	52,088.75	51,500.00	51,500.00	(588.75)
Tree Removal	63135	0.00	125.00	480.00	1,375.00	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	3,643.75	3,975.00	3,425.00
Park Repair & Maintenance	63160	0.00	41.67	3,694.49	458.37	500.00	(3,194.49)
Flag Services	63170	0.00	81.71	1,007.00	898.81	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	1,031.25	1,125.00	99.50
Mailbox Repair & Maintance	63520	0.00	125.00	11,190.36	1,375.00	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	83,052.31	77,916.63	85,000.00	1,947.69
Total Grounds		7,550.21	15,447.20	216,851.25	166,520.44	178,230.50	(38,620.75)
<u>Insurance</u>	<u>Acct Code</u>						
Workers Compensation Insurance	50535	0.00	35.42	500.00	389.62	425.00	(75.00)
Liability Insurance	50560	1,752.00	584.33	7,010.00	6,427.63	7,012.00	2.00
Total Insurance		1,752.00	619.75	7,510.00	6,817.25	7,437.00	(73.00)
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Contribution	90000	0.00	2,580.00	23,220.00	28,380.00	30,960.00	7,740.00
Reserve Interest	90140	9.42	0.00	182.76	0.00	0.00	(182.76)

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		Actual	Budget	Actual	Budget		
Total Reserve Accounts		9.42	2,580.00	23,402.76	28,380.00	30,960.00	7,557.24
Utilities	Acct Code						
Electric	60010	273.91	500.00	5,777.91	5,500.00	6,000.00	222.09
Gas	60015	175.70	458.33	6,023.00	5,041.63	5,500.00	(523.00)
Water	60025	9,590.89	1,166.67	18,596.07	12,833.37	14,000.00	(4,596.07)
Cable - Internet	60055	174.12	0.00	1,921.44	0.00	0.00	(1,921.44)
Total Utilities		10,214.62	2,125.00	32,318.42	23,375.00	25,500.00	(6,818.42)
Total Expense		23,359.75	26,698.68	352,408.39	291,086.72	314,048.06	(38,360.33)
Excess Revenue / Expense		(4,890.01)	(26,328.01)	9,821.32	22,590.65	0.00	9,821.32