

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

December 31, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

Statement of Income and Expense

Tuesday, January 13, 2026

11:22

Posted 12/1/2025 To 12/31/2025 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	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	6.67	0.00	218.66	0.00	0.00	(218.66)
Late Fees	40050	300.00	0.00	2,700.00	0.00	0.00	(2,700.00)
Miscellaneous Income	40080	0.00	0.00	420.00	0.00	0.00	(420.00)
Transfer from Reserves	45000	26,000.00	370.69	79,622.72	4,448.06	4,448.06	(75,174.66)
Total Other Income		26,306.67	370.69	82,961.38	4,448.06	4,448.06	(78,513.32)
Total Income		26,306.67	370.69	388,536.38	314,048.06	314,048.06	(74,488.32)
Expense							
Administrative	Acct Code						
Copies	50110	488.16	166.63	1,803.04	2,000.00	2,000.00	196.96
Postage	50120	783.46	175.00	1,738.05	2,100.00	2,100.00	361.95
Legal Fees - Other	50145	0.00	41.63	0.00	500.00	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	35,770.56	35,770.56	35,770.56	0.00
Miscellaneous	50240	384.95	333.37	2,930.45	4,000.00	4,000.00	1,069.55
Website	50245	35.00	35.00	420.00	420.00	420.00	0.00
Federal Income Tax	50255	0.00	125.00	2,083.00	1,500.00	1,500.00	(583.00)
Telephone	60050	0.00	69.13	0.00	830.00	830.00	830.00
Total Administrative		4,672.45	3,926.64	45,545.10	47,920.56	47,920.56	2,375.46
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.63	195.00	500.00	500.00	305.00
Fences	65020	0.00	41.63	3,601.54	500.00	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	83.26	3,496.54	1,000.00	1,000.00	(2,496.54)
Community Center/Clubhouse	Acct Code						

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Clubhouse Repairs	70045	0.00	41.63	1,720.44	500.00	500.00	(1,220.44)
Pool Service/Maint.	70100	0.00	1,250.00	25,291.77	15,000.00	15,000.00	(10,291.77)
Pool Chemicals/Supplies	70105	0.00	583.37	0.00	7,000.00	7,000.00	7,000.00
Pool Deck	70110	0.00	41.63	944.56	500.00	500.00	(444.56)
Total Community Center/Clubhouse		0.00	1,916.63	27,956.77	23,000.00	23,000.00	(4,956.77)
Grounds	Acct Code						
Grounds Maintenance	63000	0.00	208.37	45,192.84	2,500.00	2,500.00	(42,692.84)
Landscape Maintenance	63100	0.00	0.00	52,088.75	51,500.00	51,500.00	(588.75)
Tree Removal	63135	0.00	125.00	480.00	1,500.00	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	65.00	331.25	615.00	3,975.00	3,975.00	3,360.00
Park Repair & Maintenance	63160	0.00	41.63	3,694.49	500.00	500.00	(3,194.49)
Flag Services	63170	0.00	81.69	1,007.00	980.50	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	1,125.00	1,125.00	99.50
Mailbox Repair & Maintance	63520	0.00	125.00	11,190.36	1,500.00	1,500.00	(9,690.36)
Snow Removal	63600	0.00	3,200.00	12,800.00	16,000.00	16,000.00	3,200.00
Chemical (Salt)	63610	0.00	420.00	3,915.00	2,100.00	2,100.00	(1,815.00)
Trash Removal	63910	15,100.42	7,083.37	98,152.73	85,000.00	85,000.00	(13,152.73)
Total Grounds		15,165.42	11,710.06	232,016.67	178,230.50	178,230.50	(53,786.17)
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	35.38	500.00	425.00	425.00	(75.00)
Liability Insurance	50560	0.00	584.37	7,010.00	7,012.00	7,012.00	2.00
Total Insurance		0.00	619.75	7,510.00	7,437.00	7,437.00	(73.00)
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,580.00	2,580.00	25,800.00	30,960.00	30,960.00	5,160.00
Reserve Interest	90140	5.73	0.00	188.49	0.00	0.00	(188.49)
Total Reserve Accounts		2,585.73	2,580.00	25,988.49	30,960.00	30,960.00	4,971.51

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	Acct Code	Month		Year		Annual	Remainder
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Utilities							
Electric	60010	335.66	500.00	6,113.57	6,000.00	6,000.00	(113.57)
Gas	60015	245.68	458.37	6,268.68	5,500.00	5,500.00	(768.68)
Water	60025	0.00	1,166.63	18,596.07	14,000.00	14,000.00	(4,596.07)
Cable - Internet	60055	348.24	0.00	2,269.68	0.00	0.00	(2,269.68)
Total Utilities		929.58	2,125.00	33,248.00	25,500.00	25,500.00	(7,748.00)
Total Expense		23,353.18	22,961.34	375,761.57	314,048.06	314,048.06	(61,713.51)
Excess Revenue / Expense		2,953.49	(22,590.65)	12,774.81	0.00	0.00	12,774.81