

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

January 31, 2026

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 01/31/2026

Assets

Operating Accounts

10000 Operating 151,569.70

Total Operating Accounts 151,569.70

Reserve Accounts

10001 Money Market 32,680.32

Total Reserve Accounts 32,680.32

Accounts Receivable

12000 Accounts Receivable 18,713.04

Total Accounts Receivable 18,713.04

Total Assets 202,963.06

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 95,422.53

Total Other Liabilities 95,422.53

Equity

30000 Reserve Fund 32,680.32

31000 Prior Years Retained Earnings 11,974.67

Total Equity 44,654.99

Liabilities and Equity

Operating Retained Earnings 62,885.54

Total Liabilities and Equity 62,885.54

Total Liabilities & Equity 202,963.06

Statement of Income and Expense

Thursday, February 5, 2026

12:38

Posted 1/1/2026 To 1/31/2026 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	77,400.00	77,400.00	309,600.00	232,200.00
Total Assessment Income		77,400.00	77,400.00	77,400.00	77,400.00	309,600.00	232,200.00
Other Income	Acct Code						
Interest	40040	9.25	0.00	9.25	0.00	0.00	(9.25)
Late Fees	40050	200.00	0.00	200.00	0.00	0.00	(200.00)
Mailbox Assessment Fee	40085	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	0.00
Transfer from Reserves	45000	10,000.00	1,666.67	10,000.00	1,666.67	20,000.00	10,000.00
Total Other Income		19,209.25	10,666.67	19,209.25	10,666.67	29,000.00	9,790.75
Total Income		96,609.25	88,066.67	96,609.25	88,066.67	338,600.00	241,990.75
Expense							
Administrative	Acct Code						
Copies	50110	116.84	141.67	116.84	141.67	1,700.00	1,583.16
Postage	50120	11.05	141.67	11.05	141.67	1,700.00	1,688.95
Legal Fees - Other	50145	0.00	41.67	0.00	41.67	500.00	500.00
Audit/Tax	50160	0.00	0.00	0.00	0.00	800.00	800.00
Management Services	50200	3,055.40	3,055.40	3,055.40	3,055.40	36,664.83	33,609.43
Miscellaneous	50240	453.60	208.33	453.60	208.33	2,500.00	2,046.40
Website	50245	35.00	35.00	35.00	35.00	420.00	385.00
Federal Income Tax	50255	135.12	0.00	135.12	0.00	0.00	(135.12)
Total Administrative		3,807.01	3,623.74	3,807.01	3,623.74	44,284.83	40,477.82
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	0.00	41.67	500.00	500.00
Fences	65020	0.00	41.67	0.00	41.67	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	83.34	1,000.00	1,000.00
Community Center/Clubhouse	Acct Code						
Clubhouse Repairs	70045	0.00	291.67	0.00	291.67	3,500.00	3,500.00
Pool Service/Maint.	70100	5,358.28	1,250.00	5,358.28	1,250.00	15,000.00	9,641.72

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		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Pool Chemicals/Supplies	70105	0.00	500.00	0.00	500.00	6,000.00	6,000.00
Total Community Center/Clubhouse		5,358.28	2,041.67	5,358.28	2,041.67	24,500.00	19,141.72
Grounds	Acct Code						
Grounds Maintenance	63000	125.00	1,541.67	125.00	1,541.67	18,500.00	18,375.00
Landscape Maintenance	63100	7,441.25	0.00	7,441.25	0.00	59,530.00	52,088.75
Tree Removal	63135	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Holiday Lighting	63150	5,500.00	458.33	5,500.00	458.33	5,500.00	0.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	41.67	500.00	500.00
Flag Services	63170	0.00	83.92	0.00	83.92	1,007.00	1,007.00
Pond Maintenance	63210	0.00	143.96	0.00	143.96	1,727.50	1,727.50
Irrigation	63400	0.00	93.75	0.00	93.75	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	403.19	0.00	403.19	0.00	0.00	(403.19)
Snow Removal	63600	6,400.00	3,200.00	6,400.00	3,200.00	16,000.00	9,600.00
Chemical (Salt)	63610	1,275.00	500.00	1,275.00	500.00	2,500.00	1,225.00
Trash Removal	63910	0.00	7,550.17	0.00	7,550.17	90,602.00	90,602.00
Total Grounds		21,144.44	13,696.80	21,144.44	13,696.80	197,991.50	176,847.06
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	41.67	0.00	41.67	500.00	500.00
Liability Insurance	50560	0.00	584.33	0.00	584.33	7,012.00	7,012.00
Total Insurance		0.00	626.00	0.00	626.00	7,512.00	7,512.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,793.00	2,717.64	2,793.00	2,717.64	32,611.67	29,818.67
Reserve Interest	90140	3.89	0.00	3.89	0.00	0.00	(3.89)
Total Reserve Accounts		2,796.89	2,717.64	2,796.89	2,717.64	32,611.67	29,814.78
Utilities	Acct Code						
Electric	60010	330.37	541.67	330.37	541.67	6,500.00	6,169.63
Gas	60015	286.72	541.67	286.72	541.67	6,500.00	6,213.28
Water	60025	0.00	1,291.67	0.00	1,291.67	15,500.00	15,500.00

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Cable - Internet	60055	0.00	183.33	0.00	183.33	2,200.00	2,200.00
Total Utilities		617.09	2,558.34	617.09	2,558.34	30,700.00	30,082.91
Total Expense		33,723.71	25,347.53	33,723.71	25,347.53	338,600.00	304,876.29
Excess Revenue / Expense		62,885.54	62,719.14	62,885.54	62,719.14	0.00	62,885.54