

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

February 28, 2026

Prepared By:

The Highlander Group, Inc.
2878 Orchard Lake Rd, 1st Floor.
Keego Harbor, MI 48320
(248) 681-7883
www.highlandergroup.net

Prepared without an audit and for internal purposes only.

Statement of Income and Expense

Wednesday, March 4, 2026

15:29

Posted 2/1/2026 To 2/28/2026 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	(3,600.00)	0.00	73,800.00	77,400.00	309,600.00	235,800.00
Total Assessment Income		(3,600.00)	0.00	73,800.00	77,400.00	309,600.00	235,800.00
Other Income		Acct Code					
Interest	40040	8.80	0.00	18.05	0.00	0.00	(18.05)
Late Fees	40050	600.00	0.00	800.00	0.00	0.00	(800.00)
Mailbox Assessment Fee	40085	0.00	0.00	9,000.00	9,000.00	9,000.00	0.00
Transfer from Reserves	45000	10,000.00	1,666.67	20,000.00	3,333.34	20,000.00	0.00
Total Other Income		10,608.80	1,666.67	29,818.05	12,333.34	29,000.00	(818.05)
Total Income		7,008.80	1,666.67	103,618.05	89,733.34	338,600.00	234,981.95
Expense							
Administrative		Acct Code					
Copies	50110	151.74	141.67	268.58	283.34	1,700.00	1,431.42
Postage	50120	24.04	141.67	35.09	283.34	1,700.00	1,664.91
Legal Fees - Collections	50140	(166.50)	0.00	(166.50)	0.00	0.00	166.50
Legal Fees - Other	50145	0.00	41.67	0.00	83.34	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	6,110.80	6,110.80	36,664.83	30,554.03
Miscellaneous	50240	1,466.41	208.33	1,920.01	416.66	2,500.00	579.99
Website	50245	35.00	35.00	70.00	70.00	420.00	350.00
Federal Income Tax	50255	0.00	0.00	135.12	0.00	0.00	(135.12)
Total Administrative		4,566.09	3,623.74	8,373.10	7,247.48	44,284.83	35,911.73
Building Maintenance		Acct Code					
Electrical	65015	0.00	41.67	0.00	83.34	500.00	500.00
Fences	65020	0.00	41.67	0.00	83.34	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	166.68	1,000.00	1,000.00
Community Center/Clubhouse		Acct Code					
Clubhouse Repairs	70045	0.00	291.67	0.00	583.34	3,500.00	3,500.00

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Pool Service/Maint.	70100	0.00	1,250.00	5,358.28	2,500.00	15,000.00	9,641.72
Pool Chemicals/Supplies	70105	4,035.69	500.00	4,035.69	1,000.00	6,000.00	1,964.31
Total Community Center/Clubhouse		4,035.69	2,041.67	9,393.97	4,083.34	24,500.00	15,106.03
Grounds		Acct Code					
Grounds Maintenance	63000	130.00	1,541.67	255.00	3,083.34	18,500.00	18,245.00
Landscape Maintenance	63100	0.00	0.00	7,441.25	0.00	59,530.00	52,088.75
Tree Removal	63135	0.00	83.33	0.00	166.66	1,000.00	1,000.00
Holiday Lighting	63150	0.00	458.33	5,500.00	916.66	5,500.00	0.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	83.34	500.00	500.00
Flag Services	63170	0.00	83.92	0.00	167.84	1,007.00	1,007.00
Pond Maintenance	63210	0.00	143.96	0.00	287.92	1,727.50	1,727.50
Irrigation	63400	0.00	93.75	0.00	187.50	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	0.00	0.00	403.19	0.00	0.00	(403.19)
Snow Removal	63600	3,200.00	3,200.00	9,600.00	6,400.00	16,000.00	6,400.00
Chemical (Salt)	63610	0.00	500.00	1,275.00	1,000.00	2,500.00	1,225.00
Trash Removal	63910	7,550.21	7,550.17	7,550.21	15,100.34	90,602.00	83,051.79
Total Grounds		10,880.21	13,696.80	32,024.65	27,393.60	197,991.50	165,966.85
Insurance		Acct Code					
Workers Compensation Insurance	50535	500.00	41.67	500.00	83.34	500.00	0.00
Liability Insurance	50560	1,752.00	584.33	1,752.00	1,168.66	7,012.00	5,260.00
Total Insurance		2,252.00	626.00	2,252.00	1,252.00	7,512.00	5,260.00
Reserve Accounts		Acct Code					
Reserve Contribution	90000	2,793.00	2,717.64	5,586.00	5,435.28	32,611.67	27,025.67
Reserve Interest	90140	2.69	0.00	6.58	0.00	0.00	(6.58)
Total Reserve Accounts		2,795.69	2,717.64	5,592.58	5,435.28	32,611.67	27,019.09
Utilities		Acct Code					
Electric	60010	268.16	541.67	598.53	1,083.34	6,500.00	5,901.47
Gas	60015	219.00	541.67	505.72	1,083.34	6,500.00	5,994.28

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Water	60025	159.07	1,291.67	159.07	2,583.34	15,500.00	15,340.93
Cable - Internet	60055	174.01	183.33	174.01	366.66	2,200.00	2,025.99
Total Utilities		<u>820.24</u>	<u>2,558.34</u>	<u>1,437.33</u>	<u>5,116.68</u>	<u>30,700.00</u>	<u>29,262.67</u>
Total Expense		<u>25,349.92</u>	<u>25,347.53</u>	<u>59,073.63</u>	<u>50,695.06</u>	<u>338,600.00</u>	<u>279,526.37</u>
Excess Revenue / Expense		<u>(18,341.12)</u>	<u>(23,680.86)</u>	<u>44,544.42</u>	<u>39,038.28</u>	<u>0.00</u>	<u>44,544.42</u>