

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

March 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 03/31/2026

Assets

Operating Accounts

10000 Operating 137,209.83

Total Operating Accounts 137,209.83

Reserve Accounts

10001 Money Market 18,271.05

Total Reserve Accounts 18,271.05

Accounts Receivable

12000 Accounts Receivable 9,432.54

Total Accounts Receivable 9,432.54

Total Assets

164,913.42

Liabilities & Equity

Other Liabilities

21000 Prepaid Assessments 116,013.73

Total Other Liabilities 116,013.73

Equity

30000 Reserve Fund 18,271.05

31000 Prior Years Retained Earnings 11,974.67

Total Equity 30,245.72

Liabilities and Equity

Operating Retained Earnings 18,653.97

Total Liabilities and Equity 18,653.97

Total Liabilities & Equity

164,913.42

Statement of Income and Expense

Tuesday, April 7, 2026

14:06

Posted 3/1/2026 To 3/31/2026 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income	Acct Code						
Assessments	40000	0.00	0.00	73,800.00	77,400.00	309,600.00	235,800.00
Total Assessment Income		0.00	0.00	73,800.00	77,400.00	309,600.00	235,800.00
Other Income	Acct Code						
Interest	40040	8.55	0.00	26.60	0.00	0.00	(26.60)
Late Fees	40050	260.00	0.00	1,060.00	0.00	0.00	(1,060.00)
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	30,000.00	5,000.01	20,000.00	(10,000.00)
Total Other Income		10,268.55	1,666.67	40,086.60	14,000.01	29,000.00	(11,086.60)
Total Income		10,268.55	1,666.67	113,886.60	91,400.01	338,600.00	224,713.40
Expense							
Administrative	Acct Code						
Copies	50110	266.94	141.67	535.52	425.01	1,700.00	1,164.48
Postage	50120	53.70	141.67	88.79	425.01	1,700.00	1,611.21
Legal Fees - Collections	50140	166.50	0.00	0.00	0.00	0.00	0.00
Legal Fees - Other	50145	0.00	41.67	0.00	125.01	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	9,166.20	9,166.20	36,664.83	27,498.63
Miscellaneous	50240	253.30	208.33	2,173.31	624.99	2,500.00	326.69
Website	50245	35.00	35.00	105.00	105.00	420.00	315.00
Federal Income Tax	50255	0.00	0.00	135.12	0.00	0.00	(135.12)
Total Administrative		3,830.84	3,623.74	12,203.94	10,871.22	44,284.83	32,080.89
Building Maintenance	Acct Code						
Electrical	65015	0.00	41.67	0.00	125.01	500.00	500.00
Fences	65020	0.00	41.67	0.00	125.01	500.00	500.00
Total Building Maintenance		0.00	83.34	0.00	250.02	1,000.00	1,000.00
Community Center/Clubhouse	Acct Code						
Clubhouse Repairs	70045	0.00	291.67	0.00	875.01	3,500.00	3,500.00

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		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Pool Service/Maint.	70100	0.00	1,250.00	5,358.28	3,750.00	15,000.00	9,641.72
Pool Chemicals/Supplies	70105	0.00	500.00	4,035.69	1,500.00	6,000.00	1,964.31
Total Community Center/Clubhouse		0.00	2,041.67	9,393.97	6,125.01	24,500.00	15,106.03
Grounds	Acct Code						
Grounds Maintenance	63000	0.00	1,541.67	255.00	4,625.01	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	110.00	83.33	110.00	249.99	1,000.00	890.00
Holiday Lighting	63150	0.00	458.33	5,500.00	1,374.99	5,500.00	0.00
Park Repair & Maintenance	63160	0.00	41.67	0.00	125.01	500.00	500.00
Flag Services	63170	0.00	83.92	0.00	251.76	1,007.00	1,007.00
Pond Maintenance	63210	0.00	143.96	0.00	431.88	1,727.50	1,727.50
Irrigation	63400	0.00	93.75	0.00	281.25	1,125.00	1,125.00
Mailbox Repair & Maintance	63520	9,378.00	0.00	9,781.19	0.00	0.00	(9,781.19)
Snow Removal	63600	3,200.00	3,200.00	12,800.00	9,600.00	16,000.00	3,200.00
Chemical (Salt)	63610	1,050.00	500.00	2,325.00	1,500.00	2,500.00	175.00
Trash Removal	63910	15,100.42	7,550.17	22,650.63	22,650.51	90,602.00	67,951.37
Total Grounds		28,838.42	13,696.80	60,863.07	41,090.40	197,991.50	137,128.43
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	41.67	500.00	125.01	500.00	0.00
Liability Insurance	50560	0.00	584.33	1,752.00	1,752.99	7,012.00	5,260.00
Total Insurance		0.00	626.00	2,252.00	1,878.00	7,512.00	5,260.00
Reserve Accounts	Acct Code						
Reserve Contribution	90000	2,793.00	2,717.64	8,379.00	8,152.92	32,611.67	24,232.67
Reserve Interest	90140	2.04	0.00	8.62	0.00	0.00	(8.62)
Total Reserve Accounts		2,795.04	2,717.64	8,387.62	8,152.92	32,611.67	24,224.05
Utilities	Acct Code						
Electric	60010	279.61	541.67	878.14	1,625.01	6,500.00	5,621.86
Gas	60015	241.08	541.67	746.80	1,625.01	6,500.00	5,753.20

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Water	60025	0.00	1,291.67	159.07	3,875.01	15,500.00	15,340.93
Cable - Internet	60055	174.01	183.33	348.02	549.99	2,200.00	1,851.98
Total Utilities		694.70	2,558.34	2,132.03	7,675.02	30,700.00	28,567.97
Total Expense		36,159.00	25,347.53	95,232.63	76,042.59	338,600.00	243,367.37
Excess Revenue / Expense		(25,890.45)	(23,680.86)	18,653.97	15,357.42	0.00	18,653.97