FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland
Property Owners Association

August 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 08/31/2026

Assets			
Operating Accounts			
10000	Operating	59,484.16	
Total Operating Accounts		59,484.16	
Reserve Accounts			
10001	Money Market	22,244.34	
Total Reserve Accounts		22,244.34	
Accounts Receivable			
12000	Accounts Receivable	11,791.61	
Total Accounts Receivable		11,791.61	
Total Assets			*93,520.11*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	42,273.48	
Total Other Liabilities		42,273.48	
Equity			
30000	Reserve Fund	22,244.34	
31000	Prior Years Retained Earnings	11,974.67	
Total Equity		34,219.01	
Liabilities and Equity			
	Operating Retained Earnings	17,027.62	
Total Liabilities and Equity		17,027.62	
Total Liabilities & Equity			*93,520.11*

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	0.00	0.00	228,575.00	232,200.00	309,600.00	81,025.00
Total Assessment Income		0.00	0.00	228,575.00	232,200.00	309,600.00	81,025.00
Other Income	**Acct Code**						
Fines	40030	100.00	0.00	125.00	0.00	0.00	(125.00)
Interest	40040	5.84	0.00	60.09	0.00	0.00	(60.09)
Late Fees	40050	480.00	0.00	3,020.00	0.00	0.00	(3,020.00)
Mailbox Assessment Fee	40085	0.00	0.00	9,000.00	9,000.00	9,000.00	0.00
Transfer from Reserves	45000	0.00	1,666.67	40,000.00	13,333.36	20,000.00	(20,000.00)
Total Other Income		585.84	1,666.67	52,205.09	22,333.36	29,000.00	(23,205.09)
Total Income		585.84	1,666.67	280,780.09	254,533.36	338,600.00	57,819.91
Expense							
Administrative	**Acct Code**						
Copies	50110	37.84	141.67	729.56	1,133.36	1,700.00	970.44
Postage	50120	50.80	141.67	467.22	1,133.36	1,700.00	1,232.78
Legal Fees - Other	50145	0.00	41.67	0.00	333.36	500.00	500.00
Audit/Tax	50160	0.00	0.00	2,732.00	800.00	800.00	(1,932.00)
Management Services	50200	3,055.40	3,055.40	24,443.20	24,443.20	36,664.83	12,221.63
Miscellaneous	50240	403.60	208.33	3,909.11	1,666.64	2,500.00	(1,409.11)
Website	50245	35.00	35.00	280.00	280.00	420.00	140.00
Federal Income Tax	50255	0.00	0.00	135.12	0.00	0.00	(135.12)
Total Administrative		3,582.64	3,623.74	32,696.21	29,789.92	44,284.83	11,588.62
Building Maintenance	**Acct Code**						
Electrical	65015	0.00	41.67	190.00	333.36	500.00	310.00
Fences	65020	0.00	41.67	0.00	333.36	500.00	500.00
Door/Locks/Keys	65030	0.00	0.00	(400.00)	0.00	0.00	400.00
Total Building Maintenance		0.00	83.34	(210.00)	666.72	1,000.00	1,210.00
Community Center/Clubhouse	**Acct Code**						

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Clubhouse Repairs	70045	0.00	291.67	436.62	2,333.36	3,500.00	3,063.38
Clubhouse/Bath Supplies	70050	0.00	0.00	153.70	0.00	0.00	(153.70)
Pool Service/Maint.	70100	4,312.00	1,250.00	20,573.60	10,000.00	15,000.00	(5,573.60)
Pool Chemicals/Supplies	70105	926.33	500.00	5,104.59	4,000.00	6,000.00	895.41
Pool Deck	70110	0.00	0.00	225.00	0.00	0.00	(225.00)
Total Community Center/Clubhouse		5,238.33	2,041.67	26,493.51	16,333.36	24,500.00	(1,993.51)
Grounds	**Acct Code**						
Grounds Maintenance	63000	1,225.00	1,541.67	13,495.41	12,333.36	18,500.00	5,004.59
Landscape Maintenance	63100	7,441.25	8,504.28	44,647.50	34,017.12	59,530.00	14,882.50
Tree Removal	63135	0.00	83.33	2,210.00	666.64	1,000.00	(1,210.00)
Holiday Lighting	63150	0.00	458.33	5,500.00	3,666.64	5,500.00	0.00
Park Repair & Maintenance	63160	0.00	41.67	584.50	333.36	500.00	(84.50)
Flag Services	63170	0.00	83.92	0.00	671.36	1,007.00	1,007.00
Pond Maintenance	63210	0.00	143.96	3,455.00	1,151.68	1,727.50	(1,727.50)
Irrigation	63400	1,449.00	93.75	2,205.00	750.00	1,125.00	(1,080.00)
Mailbox Repair & Maintance	63520	390.00	0.00	13,438.34	0.00	0.00	(13,438.34)
Snow Removal	63600	0.00	0.00	16,000.00	12,800.00	16,000.00	0.00
Chemical (Salt)	63610	0.00	0.00	2,850.00	2,000.00	2,500.00	(350.00)
Trash Removal	63910	7,550.21	7,550.17	52,851.47	60,401.36	90,602.00	37,750.53
Total Grounds		18,055.46	18,501.08	157,237.22	128,791.52	197,991.50	40,754.28
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	0.00	41.67	500.00	333.36	500.00	0.00
Liability Insurance	50560	2,008.00	584.33	5,512.00	4,674.64	7,012.00	1,500.00
Total Insurance		2,008.00	626.00	6,012.00	5,008.00	7,512.00	1,500.00
Reserve Accounts	**Acct Code**						
Reserve Contribution	90000	2,793.00	2,717.64	22,344.00	21,741.12	32,611.67	10,267.67
Reserve Interest	90140	2.42	0.00	16.91	0.00	0.00	(16.91)
Total Reserve Accounts		2,795.42	2,717.64	22,360.91	21,741.12	32,611.67	10,250.76

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Utilities	**Acct Code**						
Electric	60010	978.29	541.67	4,515.56	4,333.36	6,500.00	1,984.44
Gas	60015	593.15	541.67	3,377.34	4,333.36	6,500.00	3,122.66
Water	60025	9,706.67	1,291.67	10,024.81	10,333.36	15,500.00	5,475.19
Cable - Internet	60055	201.21	183.33	1,244.91	1,466.64	2,200.00	955.09
Total Utilities		11,479.32	2,558.34	19,162.62	20,466.72	30,700.00	11,537.38
Total Expense		43,159.17	30,151.81	263,752.47	222,797.36	338,600.00	74,847.53
Excess Revenue / Expense		(42,573.33)	(28,485.14)	17,027.62	31,736.00	0.00	17,027.62