# FINANCIAL REPORTS
# TO
# THE BOARD OF DIRECTORS

## Crossings of Oakland
## Property Owners Association

## September 30, 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.

# 110 The Crossings of Oakland Property Owners Assoc.

## Balance Sheet

Posted 09/30/2026

| | | | |
|---|---|---|---|
| **Assets** | | | |
| Operating Accounts | | | |
| 10000 | Operating | 37,246.16 | |
| Total Operating Accounts | | 37,246.16 | |
| Reserve Accounts | | | |
| 10001 | Money Market | 15,038.87 | |
| Total Reserve Accounts | | 15,038.87 | |
| Accounts Receivable | | | |
| 12000 | Accounts Receivable | 10,363.95 | |
| Total Accounts Receivable | | 10,363.95 | |
| *Total Assets* | | | *62,648.98* |
| **Liabilities & Equity** | | | |
| Other Liabilities | | | |
| 21000 | Prepaid Assessments | 47,398.73 | |
| Total Other Liabilities | | 47,398.73 | |
| Equity | | | |
| 30000 | Reserve Fund | 15,038.87 | |
| 31000 | Prior Years Retained Earnings | 11,974.67 | |
| Total Equity | | 27,013.54 | |
| Liabilities and Equity | | | |
| | Operating Retained Earnings | (11,763.29) | |
| Total Liabilities and Equity | | (11,763.29) | |
| *Total Liabilities & Equity* | | | *62,648.98* |

# 110 The Crossings of Oakland Property Owners Assoc.

**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 | 0.00 | 0.00 | 125.00 | 0.00 | 0.00 | (125.00) |
| Interest | 40040 | 3.69 | 0.00 | 63.78 | 0.00 | 0.00 | (63.78) |
| Late Fees | 40050 | 200.00 | 0.00 | 3,220.00 | 0.00 | 0.00 | (3,220.00) |
| 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 | 50,000.00 | 15,000.03 | 20,000.00 | (30,000.00) |
| Total Other Income | | 10,203.69 | 1,666.67 | 62,408.78 | 24,000.03 | 29,000.00 | (33,408.78) |
| Total Income | | 10,203.69 | 1,666.67 | 290,983.78 | 256,200.03 | 338,600.00 | 47,616.22 |
| **Expense** | | | | | | | |
| **Administrative** | **Acct Code** | | | | | | |
| Copies | 50110 | 26.64 | 141.67 | 756.20 | 1,275.03 | 1,700.00 | 943.80 |
| Postage | 50120 | 34.06 | 141.67 | 501.28 | 1,275.03 | 1,700.00 | 1,198.72 |
| Legal Fees - Other | 50145 | 0.00 | 41.67 | 0.00 | 375.03 | 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 | 27,498.60 | 27,498.60 | 36,664.83 | 9,166.23 |
| Miscellaneous | 50240 | 296.65 | 208.33 | 4,205.76 | 1,874.97 | 2,500.00 | (1,705.76) |
| Website | 50245 | 35.00 | 35.00 | 315.00 | 315.00 | 420.00 | 105.00 |
| Federal Income Tax | 50255 | 0.00 | 0.00 | 135.12 | 0.00 | 0.00 | (135.12) |
| Total Administrative | | 3,447.75 | 3,623.74 | 36,143.96 | 33,413.66 | 44,284.83 | 8,140.87 |
| **Building Maintenance** | **Acct Code** | | | | | | |
| Electrical | 65015 | 0.00 | 41.67 | 190.00 | 375.03 | 500.00 | 310.00 |
| Fences | 65020 | 0.00 | 41.67 | 0.00 | 375.03 | 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) | 750.06 | 1,000.00 | 1,210.00 |
| **Community Center/Clubhouse** | **Acct Code** | | | | | | |

# 110 The Crossings of Oakland Property Owners Assoc.

**Operating**

| | | Month | | Year | | | |
|---|---|---|---|---|---|---|---|
| | | Actual | Budget | Actual | Budget | Annual | Remainder |
| Clubhouse Repairs | 70045 | 1,664.46 | 291.67 | 2,101.08 | 2,625.03 | 3,500.00 | 1,398.92 |
| Clubhouse/Bath Supplies | 70050 | 0.00 | 0.00 | 153.70 | 0.00 | 0.00 | (153.70) |
| Pool Service/Maint. | 70100 | 3,771.50 | 1,250.00 | 24,345.10 | 11,250.00 | 15,000.00 | (9,345.10) |
| Pool Chemicals/Supplies | 70105 | 487.60 | 500.00 | 5,592.19 | 4,500.00 | 6,000.00 | 407.81 |
| Pool Deck | 70110 | 2,754.40 | 0.00 | 2,979.40 | 0.00 | 0.00 | (2,979.40) |
| Total Community Center/Clubhouse | | 8,677.96 | 2,041.67 | 35,171.47 | 18,375.03 | 24,500.00 | (10,671.47) |
| **Grounds** | **Acct Code** | | | | | | |
| Grounds Maintenance | 63000 | 0.00 | 1,541.67 | 13,495.41 | 13,875.03 | 18,500.00 | 5,004.59 |
| Landscape Maintenance | 63100 | 7,441.25 | 8,504.28 | 52,088.75 | 42,521.40 | 59,530.00 | 7,441.25 |
| Tree Removal | 63135 | 6,420.00 | 83.33 | 8,630.00 | 749.97 | 1,000.00 | (7,630.00) |
| Holiday Lighting | 63150 | 0.00 | 458.33 | 5,500.00 | 4,124.97 | 5,500.00 | 0.00 |
| Park Repair & Maintenance | 63160 | 0.00 | 41.67 | 584.50 | 375.03 | 500.00 | (84.50) |
| Flag Services | 63170 | 0.00 | 83.92 | 0.00 | 755.28 | 1,007.00 | 1,007.00 |
| Pond Maintenance | 63210 | 0.00 | 143.96 | 3,455.00 | 1,295.64 | 1,727.50 | (1,727.50) |
| Irrigation | 63400 | 220.00 | 93.75 | 2,425.00 | 843.75 | 1,125.00 | (1,300.00) |
| Mailbox Repair & Maintance | 63520 | 195.00 | 0.00 | 13,633.34 | 0.00 | 0.00 | (13,633.34) |
| 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 | 60,401.68 | 67,951.53 | 90,602.00 | 30,200.32 |
| Total Grounds | | 21,826.46 | 18,501.08 | 179,063.68 | 147,292.60 | 197,991.50 | 18,927.82 |
| **Insurance** | **Acct Code** | | | | | | |
| Workers Compensation Insurance | 50535 | 0.00 | 41.67 | 500.00 | 375.03 | 500.00 | 0.00 |
| Liability Insurance | 50560 | 0.00 | 584.33 | 5,512.00 | 5,258.97 | 7,012.00 | 1,500.00 |
| Total Insurance | | 0.00 | 626.00 | 6,012.00 | 5,634.00 | 7,512.00 | 1,500.00 |
| **Reserve Accounts** | **Acct Code** | | | | | | |
| Reserve Contribution | 90000 | 2,793.00 | 2,717.64 | 25,137.00 | 24,458.76 | 32,611.67 | 7,474.67 |
| Reserve Interest | 90140 | 1.53 | 0.00 | 18.44 | 0.00 | 0.00 | (18.44) |
| Total Reserve Accounts | | 2,794.53 | 2,717.64 | 25,155.44 | 24,458.76 | 32,611.67 | 7,456.23 |

# 110 The Crossings of Oakland Property Owners Assoc.

**Operating**

| | | Month | | Year | | | |
|---|---|---|---|---|---|---|---|
| | | Actual | Budget | Actual | Budget | Annual | Remainder |
| **Utilities** | **Acct Code** | | | | | | |
| Electric | 60010 | 935.64 | 541.67 | 5,451.20 | 4,875.03 | 6,500.00 | 1,048.80 |
| Gas | 60015 | 919.44 | 541.67 | 4,296.78 | 4,875.03 | 6,500.00 | 2,203.22 |
| Water | 60025 | 0.00 | 1,291.67 | 10,024.81 | 11,625.03 | 15,500.00 | 5,475.19 |
| Cable - Internet | 60055 | 392.82 | 183.33 | 1,637.73 | 1,649.97 | 2,200.00 | 562.27 |
| Total Utilities | | 2,247.90 | 2,558.34 | 21,410.52 | 23,025.06 | 30,700.00 | 9,289.48 |
| Total Expense | | 38,994.60 | 30,151.81 | 302,747.07 | 252,949.17 | 338,600.00 | 35,852.93 |
| Excess Revenue / Expense | | (28,790.91) | (28,485.14) | (11,763.29) | 3,250.86 | 0.00 | (11,763.29) |