FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Crossings of Oakland Property Owners Association

October 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 10/31/2026

Assets			
Operating Accounts			
10000	Operating	44,988.31	
Total Operating Accounts		44,988.31	
Reserve Accounts			
10001	Money Market	7,832.55	
Total Reserve Accounts		7,832.55	
Accounts Receivable			
12000	Accounts Receivable	17,124.01	
Total Accounts Receivable		17,124.01	
Total Assets			*69,944.87*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	7,874.50	
Total Other Liabilities		7,874.50	
Equity			
30000	Reserve Fund	7,832.55	
31000	Prior Years Retained Earnings	11,974.67	
Total Equity		19,807.22	
Liabilities and Equity			
	Operating Retained Earnings	42,263.15	
Total Liabilities and Equity		42,263.15	
Total Liabilities & Equity			*69,944.87*

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	77,400.00	77,400.00	305,975.00	309,600.00	309,600.00	3,625.00
Total Assessment Income		77,400.00	77,400.00	305,975.00	309,600.00	309,600.00	3,625.00
Other Income	**Acct Code**						
Fines	40030	25.00	0.00	150.00	0.00	0.00	(150.00)
Interest	40040	2.94	0.00	66.72	0.00	0.00	(66.72)
Late Fees	40050	180.00	0.00	3,400.00	0.00	0.00	(3,400.00)
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	60,000.00	16,666.70	20,000.00	(40,000.00)
Total Other Income		10,207.94	1,666.67	72,616.72	25,666.70	29,000.00	(43,616.72)
Total Income		87,607.94	79,066.67	378,591.72	335,266.70	338,600.00	(39,991.72)
Expense							
Administrative	**Acct Code**						
Copies	50110	18.00	141.67	774.20	1,416.70	1,700.00	925.80
Postage	50120	13.26	141.67	514.54	1,416.70	1,700.00	1,185.46
Legal Fees - Other	50145	0.00	41.67	0.00	416.70	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	30,554.00	30,554.00	36,664.83	6,110.83
Miscellaneous	50240	148.80	208.33	4,354.56	2,083.30	2,500.00	(1,854.56)
Website	50245	35.00	35.00	350.00	350.00	420.00	70.00
Federal Income Tax	50255	0.00	0.00	135.12	0.00	0.00	(135.12)
Total Administrative		3,270.46	3,623.74	39,414.42	37,037.40	44,284.83	4,870.41
Building Maintenance	**Acct Code**						
Electrical	65015	0.00	41.67	190.00	416.70	500.00	310.00
Fences	65020	0.00	41.67	0.00	416.70	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)	833.40	1,000.00	1,210.00
Community Center/Clubhouse	**Acct Code**						

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		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Clubhouse Repairs	70045	310.73	291.67	2,411.81	2,916.70	3,500.00	1,088.19
Clubhouse/Bath Supplies	70050	0.00	0.00	153.70	0.00	0.00	(153.70)
Pool Service/Maint.	70100	4,138.11	1,250.00	28,483.21	12,500.00	15,000.00	(13,483.21)
Pool Chemicals/Supplies	70105	289.38	500.00	5,881.57	5,000.00	6,000.00	118.43
Pool Deck	70110	0.00	0.00	2,979.40	0.00	0.00	(2,979.40)
Total Community Center/Clubhouse		4,738.22	2,041.67	39,909.69	20,416.70	24,500.00	(15,409.69)
Grounds	**Acct Code**						
Grounds Maintenance	63000	900.00	1,541.67	14,395.41	15,416.70	18,500.00	4,104.59
Landscape Maintenance	63100	7,441.25	8,504.30	59,530.00	51,025.70	59,530.00	0.00
Tree Removal	63135	845.00	83.33	9,475.00	833.30	1,000.00	(8,475.00)
Holiday Lighting	63150	0.00	458.33	5,500.00	4,583.30	5,500.00	0.00
Park Repair & Maintenance	63160	3,977.94	41.67	4,562.44	416.70	500.00	(4,062.44)
Flag Services	63170	1,060.00	83.92	1,060.00	839.20	1,007.00	(53.00)
Pond Maintenance	63210	0.00	143.96	3,455.00	1,439.60	1,727.50	(1,727.50)
Irrigation	63400	0.00	93.75	2,425.00	937.50	1,125.00	(1,300.00)
Mailbox Repair & Maintance	63520	0.00	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	67,951.89	75,501.70	90,602.00	22,650.11
Total Grounds		21,774.40	18,501.10	200,838.08	165,793.70	197,991.50	(2,846.58)
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	0.00	41.67	500.00	416.70	500.00	0.00
Liability Insurance	50560	0.00	584.33	5,512.00	5,843.30	7,012.00	1,500.00
Total Insurance		0.00	626.00	6,012.00	6,260.00	7,512.00	1,500.00
Reserve Accounts	**Acct Code**						
Reserve Contribution	90000	2,793.00	2,717.64	27,930.00	27,176.40	32,611.67	4,681.67
Reserve Interest	90140	0.68	0.00	19.12	0.00	0.00	(19.12)
Total Reserve Accounts		2,793.68	2,717.64	27,949.12	27,176.40	32,611.67	4,662.55

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Utilities	**Acct Code**						
Electric	60010	857.37	541.67	6,308.57	5,416.70	6,500.00	191.43
Gas	60015	147.37	541.67	4,444.15	5,416.70	6,500.00	2,055.85
Water	60025	0.00	1,291.67	10,024.81	12,916.70	15,500.00	5,475.19
Cable - Internet	60055	0.00	183.33	1,637.73	1,833.30	2,200.00	562.27
Total Utilities		1,004.74	2,558.34	22,415.26	25,583.40	30,700.00	8,284.74
Total Expense		33,581.50	30,151.83	336,328.57	283,101.00	338,600.00	2,271.43
Excess Revenue / Expense		54,026.44	48,914.84	42,263.15	52,165.70	0.00	42,263.15