



Prepared By: Michael Biddinger Real Estate
12020 North Pennsylvania Avenue
Oklahoma City, OK 73120

Income Statement 1/1/2025 - 10/31/2025

Oak Tree Home Owners Association, Inc.

	October 2025	Year-to-Date 2025
Income		
410 Assessment Income:		
41021 Cypress Estates	0.00	46,205.00
41022 East Oak Place	0.00	67,150.00
41023 Golf Club Estates	0.00	21,725.00
41024 Oak Tree Country Club (IA)	0.00	10,833.00
41025 Oak Tree National (IA)	0.00	5,417.00
41026 Oak Tree - General	0.00	821,155.10
41027 Seven Oaks	0.00	61,550.15
41028 The Highlands (IA)	0.00	18,860.00
41029 The Oaks	0.00	148,125.00
41030 The Paddocks (IA)	0.00	3,505.00
41031 The Pointe	0.00	77,025.00
41032 The Reserve	0.00	33,705.00
41033 The Summit I	0.00	53,455.00
41034 The Summitt II	0.00	31,600.00
41035 The Summit III	0.00	16,998.90
41036 Turnberry at Oak Tree	0.00	83,600.00
41037 Rabbit Ridge at Oak Tree (IA)	0.00	12,000.00
41038 Long Iron of Oak Tree	486.99	45,198.26
41039 The Forrest of Oak Tree	0.00	16,776.95
41040 Landmark at Oak Tree (IA)	0.00	1,820.00
41041 The Legacy (just converted)	0.00	6,740.00
Total for 410 Assessment Income:	\$486.99	\$1,583,444.36
 420 Miscellaneous Income:		
4103 Convenience Fees	6.91	2,466.83
4200 Interest Income	2,200.04	35,858.16
4202 Builder Access Fees	500.00	7,000.00
4203 Builder ARB Fee	525.00	7,350.00
4205 Decal Income	0.00	160.00
4209 Repairs Chargebacks	3,075.00	5,425.00
4210 Late Charge Fee	0.00	19,868.44
4216 Late Charge Interest	692.42	12,346.60
4217 Legal Fee Reimbursement	124.14	14,716.44
4220 Other Income	0.00	0.06
4228 Violation	0.00	2,065.04
Total for 420 Miscellaneous Income:	\$7,123.51	\$107,256.57
 Total Income	\$7,610.50	\$1,690,700.93

	October 2025	Year-to-Date 2025
Expense		
51 Payroll and Benefits:		
5140 Administration - Payroll	4,300.00	41,509.84
5144 Administration - Benefits V/S	1,143.18	11,308.88
5145 Administration - Insurance	133.30	1,271.31
5146 Administration - Taxes	449.36	4,285.62
5147 Administration - Workers Comp	215.00	2,050.50
5150 Maintenance - Payroll	0.00	19,298.49
5154 Maintenance - Benefits V/S	0.00	842.53
5155 Maintenance - Insurance	0.00	5,045.96
5156 Maintenance - Taxes	0.00	2,219.48
5157 Maintenance - Workers Comp	0.00	964.91
5160 Security - Payroll	0.00	0.00
5161 Security- Outsourced	59,935.76	628,567.90
Total for 51 Payroll and Benefits:	\$66,176.60	\$717,365.42
52 Maintenance and Repairs:		
5202 Building - Exterior Repairs	0.00	489.75
5210 Playground Maintenance	0.00	429.04
5220 Electrical	0.00	5,207.96
5227 Gate Repairs & Maintenance	3,075.00	30,721.48
5235 Hardware & Locks	0.00	124.22
5240 HVAC	0.00	57.36
5245 General Cleaning	0.00	300.00
5250 Landscaping- Mowing/ Edging	723.75	118,069.40
5251 Landscaping-Fert, Insect	0.00	335.50
5252 Landscaping-Greenbelt/ Tree Maintenance	2,800.00	12,201.87
5253 Landscaping - Special/ Seasonal	104.13	24,072.02
5254 Landscaping-Other	0.00	0.00
5255 Landscaping - Beds/ Entries/ Flowers	17,602.64	35,969.36
5262 Materials & Supplies	0.00	100.78
5269 Street Repairs & Upkeep	0.00	26,743.00
5271 Landscaping - Sprinklers/ Irrigation	70.00	4,772.13
5280 Plumbing	20.20	212.20
5291 Seasonal Decorations	9,872.91	(5,244.17)
5293 Sidewalk & Step Repairs	0.00	850.00
5295 Signage, Not Entry	0.00	1,534.00
5300 Snow Removal	0.00	4,405.19
5320 Supplies - Maintenance	36.85	2,338.52
5351 Utility - Electric	720.63	8,487.80
5353 Utility - Telephone	0.00	53.76
5355 Utility - Water/Sewer/Trash	8,547.23	49,586.20
5365 Window Washing - Guard	46.00	506.00
Total for 52 Maintenance and Repairs:	\$43,619.34	\$322,323.37

	October 2025	Year-to-Date 2025
54A Security Expenses:		
5401 Automobile - Fuel-Security	488.23	8,662.93
5411 Equipment - Radios	0.00	504.77
5415 Office Supplies- Security	198.36	4,552.94
5431 Security Cameras/Equipment	3,368.75	14,104.03
5441 Utility - Cable-Security	150.19	1,501.81
5442 Utility - Electric-Security	642.79	6,786.23
5443 Utility - Internet-Security	335.56	3,355.41
5444 Utility - Telephone-Security	184.26	1,855.64
5445 Utility - Water/Sewer/Trash-Security	3,734.98	20,547.15
5446 Utility - Gas-Security	59.74	1,078.89
5460 Vehicle Maint/Repair-Security	110.72	9,093.30
Total for 54A Security Expenses:	\$9,273.58	\$72,043.10
57 General & Administrative:		
5302 Social Events	0.00	284.03
5800 Accounting/Audit	10,000.00	10,045.50
5810 Bank Charges	0.00	10.95
5811 Bad Debt/ NSF Checks	0.00	1,083.18
5812 Management Fees-HOA	4,790.00	45,250.00
5816 Board & Social Expense	0.00	42.22
5819 Computer Maintenance	0.00	189.98
5821 Convenience Fee Reimbursement	12.56	2,459.92
5822 Credit Bureau & Telecheck	0.00	64.08
5825 Decals	0.00	589.89
5850 Legal and Professional Fees	6,976.40	36,282.27
5862 Utility - Internet-Admin	209.51	1,988.76
5863 Utility - Telephone-Admin	170.97	1,508.44
5865 Website Maintenance	100.00	1,000.00
5870 Office Supplies	352.17	4,875.40
5871 Off.Equip,Service/Repair	0.00	25.69
5873 Copies	885.44	3,030.56
5875 Postage	665.34	3,086.78
Total for 57 General & Administrative:	\$24,162.39	\$111,817.65
61 Fixed Expenses:		
6110 Insurance- Property & Liability	1,375.61	38,517.11
6191 Vehicle - Interest	35.93	607.07
Total for 61 Fixed Expenses:	\$1,411.54	\$39,124.18
Total Expense	\$144,643.45	\$1,262,673.72
Net Operating Income	(\$137,032.95)	\$428,027.21

	October 2025	Year-to-Date 2025
Non-operating Income		
41R Reserve/ Capital Revenues:		
4101 Repair Chargebacks-Capital	0.00	37,275.50
Total for 41R Reserve/ Capital Revenues:	\$0.00	\$37,275.50
Total Non-operating Income	\$0.00	\$37,275.50
Non-operating Expense		
71 Reserve/ Capital Expenditures:		
7159 Common Area Parks	0.00	57,676.36
7165 Capital-Signage/ Speed Signs	800.00	61,673.70
7216 Capital-Sheds	0.00	3,572.25
7232 Capital-Street Repairs	0.00	37,275.50
Total for 71 Reserve/ Capital Expenditures:	\$800.00	\$160,197.81
Total Non-operating Expense	\$800.00	\$160,197.81
Net Non-operating Income	(\$800.00)	(\$122,922.31)
Net Income	(\$137,832.95)	\$305,104.90