



2025 Oak Tree Budget | Oak Tree Home Owners Association, Inc. | FY2025

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

As of 10/21/2025

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2025
Income													
410 Assessment Income:													
41021 Cypress Estates	46,205.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$46,205.00
41022 East Oak Place	67,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$67,150.00
41023 Golf Club Estates	21,725.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$21,725.00
41024 Oak Tree Country Club (IA)	10,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$10,833.00
41025 Oak Tree National (IA)	5,417.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,417.00
41026 Oak Tree - General	820,380.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$820,380.00
41027 Seven Oaks	58,315.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$58,315.00
41028 The Highlands (IA)	19,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$19,500.00
41029 The Oaks	148,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$148,125.00
41030 The Paddocks (IA)	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,500.00
41031 The Pointe	77,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$77,025.00
41032 The Reserve	33,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$33,705.00
41033 The Summit I	53,455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$53,455.00
41034 The Summit II	31,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$31,600.00
41035 The Summit III	18,555.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$18,555.00
41036 Turnberry at Oak Tree	87,290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$87,290.00
41037 Rabbit Ridge at Oak Tree (IA)	12,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$12,300.00
41038 Long Iron of Oak Tree	38,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$38,385.00
41039 The Forrest of Oak Tree	17,490.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$17,490.00
41040 Landmark at Oak Tree (IA)	1,820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,820.00
41041 The Legacy (just converted)	8,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$8,700.00
Subtotal for 410 Assessment Income:	1,582,475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,582,475.00
420 Miscellaneous Income:													
4200 Interest Income	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$18,000.00
4202 Builder Access Fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
4203 Builder ARB Fee	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	\$6,300.00
4205 Decal Income	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	140.00	140.00	\$680.00
4210 Late Charge Fee	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	4,000.00	4,000.00	4,000.00	4,000.00	2,000.00	2,000.00	2,000.00	\$32,000.00
4216 Late Charge Interest	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	2,000.00	2,000.00	2,000.00	2,000.00	1,600.00	\$20,800.00
4218 Letter Prep Income	0.00	35.00	35.00	0.00	35.00	35.00	0.00	35.00	35.00	0.00	35.00	35.00	\$280.00
4220 Other Income	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$10.00
Subtotal for 420 Miscellaneous Income:	6,175.00	6,200.00	6,200.00	6,165.00	6,200.00	8,200.00	8,165.00	8,600.00	8,600.00	6,565.00	6,700.00	6,300.00	\$84,070.00
Total for Income	1,588,650.00	6,200.00	6,200.00	6,165.00	6,200.00	8,200.00	8,165.00	8,600.00	8,600.00	6,565.00	6,700.00	6,300.00	\$1,666,545.00
Expenses													
51 Payroll and Benefits:													
5140 Administration - Payroll	3,955.00	3,955.00	3,955.00	3,955.00	3,955.00	3,955.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	\$48,630.00



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5144 Administration - Benefits V/S	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	\$6,960.00
5145 Administration - Insurance	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
5146 Administration - Taxes	415.00	415.00	415.00	415.00	415.00	415.00	435.00	435.00	435.00	435.00	435.00	435.00	\$5,100.00
5147 Administration - Workers Comp	200.00	200.00	200.00	200.00	200.00	200.00	205.00	205.00	205.00	205.00	205.00	205.00	\$2,430.00
5150 Maintenance - Payroll	3,990.00	3,990.00	3,990.00	3,990.00	3,990.00	3,990.00	4,090.00	4,090.00	4,090.00	4,090.00	4,090.00	4,090.00	\$48,480.00
5154 Maintenance - Benefits V/S	410.00	410.00	410.00	410.00	410.00	410.00	450.00	450.00	450.00	450.00	450.00	450.00	\$5,160.00
5155 Maintenance - Insurance	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	\$4,920.00
5156 Maintenance - Taxes	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	\$4,800.00
5157 Maintenance - Workers Comp	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
5161 Security- Outsourced	74,800.00	74,800.00	74,800.00	74,800.00	74,800.00	74,480.00	74,480.00	74,480.00	74,480.00	74,480.00	74,480.00	74,480.00	\$895,360.00
Subtotal for 51 Payroll and Benefits:	85,485.00	85,485.00	85,485.00	85,485.00	85,485.00	85,165.00	85,525.00	85,525.00	85,525.00	85,525.00	85,525.00	85,525.00	\$1,025,740.00
52 Maintenance and Repairs:													
5202 Building - Exterior Repairs	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	\$350.00
5224 Fence Repairs	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	\$1,000.00
5227 Gate Repairs & Maintenance	0.00	500.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	\$2,000.00
5235 Hardware & Locks	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	\$150.00
5250 Landscaping- Mowing/ Edging	12,700.00	12,700.00	12,700.00	12,700.00	12,700.00	12,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	\$158,400.00
5253 Landscaping - Special/ Seasonal	0.00	0.00	0.00	5,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	\$25,000.00
5255 Landscaping - Beds/ Entries/ Flowers	0.00	0.00	0.00	6,000.00	0.00	6,000.00	0.00	0.00	6,000.00	0.00	0.00	0.00	\$18,000.00
5269 Street Repairs & Upkeep	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	\$500.00
5271 Landscaping - Sprinklers/ Irrigation	0.00	0.00	2,000.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	0.00	\$6,000.00
5295 Signage, Not Entry	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	\$1,000.00
5300 Snow Removal	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	\$3,000.00
5320 Supplies - Maintenance	100.00	100.00	200.00	100.00	100.00	200.00	100.00	100.00	200.00	100.00	100.00	200.00	\$1,600.00
5351 Utility - Electric	850.00	650.00	850.00	650.00	850.00	650.00	850.00	650.00	850.00	650.00	850.00	650.00	\$9,000.00
5355 Utility - Water/Sewer/Trash	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$24,000.00
5365 Window Washing - Guard	30.00	60.00	60.00	30.00	60.00	30.00	60.00	30.00	60.00	30.00	60.00	30.00	\$540.00
Subtotal for 52 Maintenance and Repairs:	15,680.00	17,510.00	18,360.00	27,980.00	15,910.00	22,630.00	28,210.00	17,980.00	23,010.00	27,980.00	17,210.00	18,080.00	\$250,540.00
54A Security Expenses:													
5401 Automobile - Fuel-Security	2,000.00	2,000.00	1,000.00	2,000.00	2,000.00	1,000.00	2,000.00	2,000.00	1,000.00	2,000.00	2,000.00	1,000.00	\$20,000.00
5411 Equipment - Radios	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	\$500.00
5415 Office Supplies- Security	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	\$2,760.00
5431 Security Cameras/Equipment	500.00	500.00	0.00	500.00	500.00	0.00	0.00	500.00	0.00	500.00	0.00	500.00	\$3,500.00
5441 Utility - Cable-Security	150.00	250.00	150.00	250.00	150.00	250.00	150.00	250.00	150.00	250.00	150.00	150.00	\$2,300.00
5442 Utility - Electric-Security	500.00	600.00	500.00	600.00	500.00	600.00	500.00	600.00	500.00	600.00	500.00	600.00	\$6,600.00
5443 Utility - Internet-Security	460.00	460.00	500.00	460.00	460.00	500.00	460.00	460.00	500.00	460.00	460.00	500.00	\$5,680.00
5444 Utility - Telephone-Security	125.00	150.00	125.00	150.00	125.00	150.00	125.00	150.00	125.00	150.00	125.00	150.00	\$1,650.00
5445 Utility - Water/Sewer/Trash-Security	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	\$22,500.00



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5446 Utility - Gas-Security	120.00	60.00	120.00	60.00	120.00	60.00	120.00	60.00	120.00	60.00	120.00	60.00	\$1,080.00
5460 Vehicle Maint/Repair-Security	1,200.00	0.00	1,200.00	0.00	1,200.00	1,200.00	1,200.00	0.00	1,200.00	0.00	1,200.00	0.00	\$8,400.00
Subtotal for 54A Security Expenses:	7,160.00	6,125.00	5,700.00	6,125.00	7,160.00	5,865.00	6,660.00	6,625.00	5,700.00	6,125.00	6,660.00	5,065.00	\$74,970.00
57 General & Administrative:													
5740 Annual/Board Meeting Expense	950.00	150.00	150.00	250.00	150.00	150.00	150.00	150.00	150.00	120.00	150.00	150.00	\$2,670.00
5800 Accounting/Audit	0.00	0.00	0.00	0.00	0.00	0.00	11,500.00	0.00	0.00	0.00	0.00	0.00	\$11,500.00
5810 Bank Charges	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	\$100.00
5812 Management Fees-HOA	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	4,515.00	\$54,180.00
5825 Decals	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	\$500.00
5850 Legal and Professional Fees	4,000.00	2,000.00	0.00	0.00	3,000.00	2,000.00	0.00	2,000.00	2,000.00	2,000.00	3,000.00	0.00	\$20,000.00
5862 Utility - Internet-Admin	190.00	190.00	190.00	190.00	190.00	190.00	210.00	210.00	210.00	210.00	210.00	210.00	\$2,400.00
5863 Utility - Telephone-Admin	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	\$1,980.00
5870 Office Supplies	155.00	155.00	455.00	155.00	155.00	455.00	155.00	155.00	455.00	155.00	155.00	455.00	\$3,060.00
5873 Copies	250.00	150.00	250.00	250.00	150.00	250.00	250.00	150.00	250.00	250.00	150.00	250.00	\$2,600.00
5875 Postage	170.00	0.00	170.00	0.00	170.00	0.00	170.00	0.00	170.00	0.00	170.00	170.00	\$1,190.00
Subtotal for 57 General & Administrative:	10,395.00	7,325.00	6,170.00	5,525.00	8,495.00	8,000.00	17,115.00	7,345.00	7,940.00	7,415.00	8,515.00	5,940.00	\$100,180.00
61 Fixed Expenses:													
6110 Insurance- Property & Liability	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	\$42,000.00
6190 Taxes - Real Estate	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	\$600.00
Subtotal for 61 Fixed Expenses:	3,500.00	3,500.00	3,800.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,800.00	\$42,600.00
Total for Expenses	122,220.00	119,945.00	119,515.00	128,615.00	120,550.00	125,160.00	141,010.00	120,975.00	125,675.00	130,545.00	121,410.00	118,410.00	\$1,494,030.00
Net Operating Income	1,466,430.00	-113,745.00	-113,315.00	-122,450.00	-114,350.00	-116,960.00	-132,845.00	-112,375.00	-117,075.00	-123,980.00	-114,710.00	-112,110.00	\$172,515.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
71 Reserve/ Capital Expenditures:													
7145 Capital-Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	\$10,000.00
7161 Capital-Security Equipment	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$10,000.00
7191 Capital-Street & Curb Replacement	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	0.00	0.00	0.00	\$150,000.00
Subtotal for 71 Reserve/ Capital Expenditures:	0.00	0.00	0.00	0.00	40,000.00	30,000.00	30,000.00	30,000.00	40,000.00	0.00	0.00	0.00	\$170,000.00
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	40,000.00	30,000.00	30,000.00	30,000.00	40,000.00	0.00	0.00	0.00	\$170,000.00
Net Non-operating Income	0.00	0.00	0.00	0.00	-40,000.00	-30,000.00	-30,000.00	-30,000.00	-40,000.00	0.00	0.00	0.00	(\$170,000.00)
Net Income	1,466,430.00	-113,745.00	-113,315.00	-122,450.00	-154,350.00	-146,960.00	-162,845.00	-142,375.00	-157,075.00	-123,980.00	-114,710.00	-112,110.00	\$2,515.00