



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

2027 Budget
Final Draft

Oak Tree Home Owners Association, Inc.

Account	FY 2027
Income	
410 Assessment Income:	
41021 Cypress Estates	\$54,740.00
41022 East Oak Place	\$76,500.00
41023 Golf Club Estates	\$24,750.00
41024 Oak Tree Country Club (IA)	\$12,339.00
41025 Oak Tree National (IA)	\$6,170.00
41026 Oak Tree - General	\$936,888.00
41027 Seven Oaks	\$70,638.00
41028 The Highlands (IA)	\$21,500.00
41029 The Oaks	\$168,750.00
41030 The Paddocks (IA)	\$4,068.00
41031 The Pointe	\$87,750.00
41032 The Reserve	\$38,398.00
41033 The Summit I	\$63,000.00
41034 The Summitt II	\$36,000.00
41035 The Summit III	\$21,138.00
41036 Turnberry at Oak Tree	\$99,444.00
41037 Rabbit Ridge at Oak Tree (IA)	\$13,680.00
41038 Long Iron of Oak Tree	\$64,746.00
41039 The Forrest of Oak Tree	\$24,054.00
41040 Landmark at Oak Tree (IA)	\$2,848.00
41041 The Legacy (IA)	\$8,264.00
Subtotal for 410 Assessment Income:	\$1,835,665.00
420 Miscellaneous Income:	
4103 Convenience Fees	\$10,000.00
4200 Interest Income	\$58,400.00
4202 Builder Access Fees	\$6,000.00
4203 Builder ARB Fee	\$6,300.00
4205 Decal Income/RFID tags	\$3,900.00
4207 NSF Fee Income	\$100.00
4209 Repairs Chargebacks	\$500.00
4210 Late Charge Fee	\$25,000.00
4216 Late Interest	\$18,100.00
4217 Legal Fee Reimbursement	\$44,400.00
4218 Letter Prep Income	\$280.00
4220 Other Income	\$400.00
4228 Violation Fees/Fines	\$400.00



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Subtotal for 420 Miscellaneous Income:	\$173,780.00
Total for Income	\$2,009,445.00

Expenses

52 Maintenance and Repairs:	
5201 HOA Vehicle	\$2,400.00
5202 Building - Exterior Repairs	\$0.00
5208 Guard Buildings Maintenance	\$13,100.00
5224 Fence Repairs	\$6,000.00
5227 Gate Repairs & Maintenance	\$12,000.00
5235 Hardware & Locks	\$200.00
5250 Landscaping- Mowing/ Edging	\$175,500.00
5256 Seasonal/ Entries/ Holiday Lights	\$90,000.00
5269 Street Repairs & Upkeep	\$32,000.00
5270 Termite/ Pest Control	\$1,500.00
5271 Landscaping - Sprinklers/ Irrigation	\$7,000.00
5295 Signage, Not Entry	\$1,500.00
5300 Snow Removal	\$7,000.00
5320 Supplies - Maintenance	\$2,000.00
5351 Utility - Electric	\$11,000.00
5355 Utility - Water/Sewer/Trash	\$43,500.00
5365 Window Washing - Guard	\$880.00
Subtotal for 52 Maintenance and Repairs:	\$405,580.00
54A Security Expenses:	
5415 Office Supplies- Security	\$6,960.00
5431 Security Cameras/Equipment	\$9,000.00
5436 Security Company-Outsourced	\$929,337.00
5441 Utility - Cable-Security	\$1,920.00
5442 Utility - Electric-Security	\$8,600.00
5443 Utility - Internet-Security	\$4,480.00
5444 Utility - Telephone-Security	\$2,280.00
5445 Utility - Water/Sewer/Trash-Security	\$27,900.00
5446 Utility - Gas-Security	\$1,510.00
Subtotal for 54A Security Expenses:	\$991,987.00
57 General & Administrative:	
5740 Annual/Board Meeting Expense	\$7,500.00
5800 Accounting/Audit	\$12,000.00
5810 Bank Charges	\$60.00



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5812 Management-Fee (HOA)	\$47,880.00
5813 Management-Property Manager	\$88,413.00
5814 Management-Maintenance	\$59,552.00
5819 Computer Maintenance	\$3,000.00
5820 Computer Software & Subscriptions	\$15,300.00
5821 Convenience Fee Reimbursement	\$11,750.00
5825 RFID System & Operations	\$2,000.00
5850 Legal and Professional Fees	\$53,000.00
5862 Utility - Internet-Admin	\$2,550.00
5863 Utility - Telephone-Admin	\$1,980.00
5865 Website Maintenance	\$1,200.00
5870 Office Supplies	\$9,460.00
5873 Copies	\$4,000.00
5875 Postage	\$5,000.00
Subtotal for 57 General & Administrative:	\$324,645.00
61 Fixed Expenses:	
6110 Insurance- Property & Liability	\$38,250.00
6190 Taxes - Real Estate	\$600.00
Subtotal for 61 Fixed Expenses:	\$38,850.00
Total for Expenses	\$1,761,062.00
Net Operating Income	\$248,383.00
Non-operating Income	
Total for Non-operating Income	\$0.00
Non-operating Expenses	
7191 Capital-Street & Curb Replacement	\$220,000.00
Total for Non-operating Expenses	\$220,000.00
Net Non-operating Income	(\$220,000.00)
Net Income	\$28,383.00