



Balance Sheet

As of 7/31/2026, Accrual Basis

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

Oak Tree Home Owners Association, Inc.

Assets

Current Asset

1151OT OT- Operating Acct	56,117.93
1151OT OT- Operating Acct - Pending EFTs	1,704.91
13045OT OT- Investment Sweep Acct	1,103,782.07
13046OT OT- ARB Deposits Acct	144,500.00
13047OT OT-SA- Restricted Funds Acct	822,368.82
1304OT OT- Money Market Acct	50,135.89
1500 HOA Dues Receivable	145,800.41
1503 Decal Receivable	60.00
1504 Special Assessment Receivable	35,061.88
1510 Allowance for Doubtful Accounts	(48,142.75)
1600 Prepaid Insurance	22,886.00
Total Current Asset	\$2,334,275.16

Fixed Asset

1800 Equipment - Maint & Security	94,144.99
1806 Perimeter Fence	680,520.47
1812 Vehicles- GMC Canyon	35,520.00
1813 Vehicles- 2024 Ford Maverick	30,259.00
1816 Guard Houses	85,742.00
1895 Accumulated Depreciation	(833,706.64)
Total Fixed Asset	\$92,479.82

Total Assets

\$2,426,754.98

Liabilities

Current Liability

2150 Accounts Payable	6,811.07
2180 Architect Review/Const Deposit	144,500.00
2400 Prepaid Operating Dues	20,081.17
Total Current Liability	\$171,392.24

Total Liabilities

\$171,392.24

Equity

3300 Retained Earnings	353,874.51
Net Income	1,901,488.23

Total Equity

\$2,255,362.74

Total Liabilities & Equity

\$2,426,754.98

Budget vs. Actuals

Accrual basis

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Oak Tree Home Owners Association, Inc. - 2026 OT Budget with Rate Increases

	7/1/2026 - 7/31/2026				7/1/2026 - 7/31/2026				FY2026
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
410 Assessment Income:									
41021 Cypress Estates	0.00	0.00	0.00	-	54,740.00	52,638.00	2,102.00	103.99 %	52,638.00
41022 East Oak Place	0.00	0.00	0.00	-	76,500.00	76,500.00	0.00	100.00 %	76,500.00
41023 Golf Club Estates	0.00	0.00	0.00	-	24,750.00	24,750.00	0.00	100.00 %	24,750.00
41024 Oak Tree Country Club (A)	0.00	0.00	0.00	-	12,339.00	12,339.00	0.00	100.00 %	12,339.00
41025 Oak Tree National (A)	0.00	0.00	0.00	-	6,170.00	6,170.00	0.00	100.00 %	6,170.00
41026 Oak Tree - General	0.00	0.00	0.00	-	937,591.24	936,592.00	999.24	100.11 %	936,592.00
41027 Seven Oaks	0.00	0.00	0.00	-	70,638.00	70,638.00	0.00	100.00 %	70,638.00
41028 The Highlands (A)	0.00	0.00	0.00	-	21,500.00	21,500.00	0.00	100.00 %	21,500.00
41029 The Oaks	0.00	0.00	0.00	-	168,750.00	168,750.00	0.00	100.00 %	168,750.00
41030 The Paddocks (A)	0.00	0.00	0.00	-	4,068.00	4,068.00	0.00	100.00 %	4,068.00
41031 The Pointe	0.00	0.00	0.00	-	87,750.00	87,750.00	0.00	100.00 %	87,750.00
41032 The Reserve	0.00	0.00	0.00	-	38,398.00	33,750.00	4,648.00	113.77 %	33,750.00
41033 The Summit I	0.00	0.00	0.00	-	62,768.40	60,898.00	1,870.40	103.07 %	60,898.00
41034 The Summit II	0.00	0.00	0.00	-	36,000.00	36,000.00	0.00	100.00 %	36,000.00
41035 The Summit III	0.00	0.00	0.00	-	21,138.00	21,138.00	0.00	100.00 %	21,138.00
41036 Turnberry at Oak Tree	0.00	0.00	0.00	-	99,444.00	97,342.00	2,102.00	102.16 %	97,342.00
41037 Rabbit Ridge at Oak Tree (A)	0.00	0.00	0.00	-	13,680.00	13,680.00	0.00	100.00 %	13,680.00
41038 Long Iron of Oak Tree	0.00	0.00	0.00	-	64,746.00	54,236.00	10,510.00	119.38 %	54,236.00
41039 The Forrest at Oak Tree	950.40	0.00	950.40	-	22,902.40	20,072.00	2,830.40	114.10 %	20,072.00
41040 Landmark at Oak Tree (A)	0.00	0.00	0.00	-	2,072.00	2,072.00	0.00	100.00 %	2,072.00
41041 The Legacy (A)	0.00	0.00	0.00	-	7,682.00	9,909.00	(2,227.00)	77.53 %	9,909.00
Total for 410 Assessment Income:	\$950.40	\$0.00	\$950.40	0.00 %	\$1,833,627.04	\$1,810,792.00	\$22,835.04	101.26 %	\$1,810,792.00
420 Miscellaneous Income:									
4203 Convenience Fees	131.82	0.00	131.82	-	6,358.06	0.00	6,358.06	-	0.00
4200 Interest Income	5,517.45	4,100.00	1,417.45	134.57 %	33,846.81	28,300.00	5,546.81	119.60 %	49,100.00
4202 Builder Access Fees	0.00	500.00	(500.00)	0.00 %	2,000.00	6,500.00	(4,500.00)	30.77 %	11,000.00
4203 Builder ARB Fee	0.00	525.00	(525.00)	0.00 %	2,100.00	6,825.00	(4,725.00)	30.77 %	11,550.00
4205 Decal Income	140.00	0.00	140.00	-	800.00	160.00	640.00	500.00 %	520.00
4207 NSF Fee Income	0.00	0.00	0.00	-	100.00	0.00	100.00	-	0.00
4209 Repairs Chargebacks	221.40	0.00	221.40	-	788.65	0.00	788.65	-	0.00
4210 Late Charge Fee	0.00	0.00	0.00	-	22,840.61	25,000.00	(2,159.39)	91.36 %	25,000.00
4216 Late Interest	1,797.29	1,000.00	797.29	179.73 %	13,485.83	14,500.00	(1,014.17)	93.01 %	16,600.00
4217 Legal Fee Reimbursement	1,200.00	1,450.00	(250.00)	82.76 %	32,140.07	6,650.00	25,490.07	483.31 %	11,260.00
4218 Letter Prep Income	0.00	0.00	0.00	-	0.00	140.00	(140.00)	0.00 %	280.00
4220 Other Income	50.00	0.00	50.00	-	5,911.69	10.00	5,901.69	59,116.90 %	10.00
4228 Violation	0.00	0.00	0.00	-	0.00	1,000.00	(1,000.00)	0.00 %	2,000.00
Total for 420 Miscellaneous Income:	\$9,057.96	\$7,575.00	\$1,482.96	119.58 %	\$120,371.72	\$89,085.00	\$31,286.72	135.12 %	\$127,320.00
Total for Income	\$10,008.36	\$7,575.00	\$2,433.36	132.12 %	\$1,953,998.76	\$1,899,877.00	\$54,121.76	102.85 %	\$1,938,112.00
Expense									
51 Payroll and Benefits:									
5140 Administration - Payroll	5,177.43	4,584.00	593.43	112.95 %	35,477.45	32,088.00	3,389.45	110.56 %	55,008.00
5142 Administration-Payroll Bonus	0.00	0.00	0.00	-	0.00	500.00	(500.00)	0.00 %	1,500.00
5144 Administration - Benefits V/S	1,480.31	282.00	1,198.31	524.93 %	10,460.24	1,974.00	8,486.24	529.90 %	3,384.00
5145 Administration - Insurance	160.50	1,039.00	(878.50)	15.45 %	1,068.78	7,273.00	(6,204.22)	14.70 %	12,468.00
5146 Administration - Taxes	541.04	479.00	62.04	112.95 %	3,602.84	3,353.00	249.84	107.45 %	5,748.00
5147 Administration - Workers Comp	258.87	46.00	212.87	562.76 %	1,723.93	322.00	1,401.93	535.38 %	552.00
5150 Maintenance - Payroll	3,532.00	3,040.00	492.00	116.18 %	12,852.50	12,160.00	692.50	105.69 %	18,240.00
5154 Maintenance - Benefits V/S	596.98	0.00	596.98	-	1,002.06	0.00	1,002.06	-	0.00
5155 Maintenance - Insurance	109.50	0.00	109.50	-	398.45	0.00	398.45	-	0.00
5156 Maintenance - Taxes	369.10	395.00	(25.90)	93.44 %	1,343.09	1,580.00	(236.91)	85.01 %	2,370.00
5157 Maintenance - Workers Comp	176.59	73.00	103.59	241.90 %	642.63	292.00	350.63	220.08 %	438.00

Budget vs. Actuals

Accrual basis

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Real Estate
12020 North Pennsylvania Avenue
Oklahoma City, OK 73120

Account	7/1/2026 - 7/31/2026				7/1/2026 - 7/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
5181 Security - Outsourced	64,926.50	76,474.00	(11,547.50)	84.90 %	454,057.61	535,312.00	(81,254.39)	84.82 %	923,987.00
Total for 51 Payroll and Benefits:	\$77,328.82	\$85,412.00	(\$8,083.18)	89.49 %	\$522,629.58	\$594,854.00	(\$72,224.42)	87.86 %	\$1,023,695.00
52 Maintenance and Repairs:									
5201 Automobile - Fuel-Maintenance	116.46	0.00	116.46	-	156.96	0.00	156.96	-	0.00
5202 Building - Exterior Repairs	0.00	5,000.00	(5,000.00)	0.00 %	0.00	10,500.00	(10,500.00)	0.00 %	16,000.00
5220 Electrical	0.00	0.00	0.00	-	2,820.00	300.00	2,520.00	940.00 %	450.00
5224 Fence Repairs	0.00	2,000.00	(2,000.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %	6,000.00
5227 Gate Repairs & Maintenance	1,561.55	500.00	1,061.55	312.31 %	6,885.18	6,500.00	385.18	105.93 %	9,500.00
5235 Hardware & Locks	0.00	0.00	0.00	-	23.99	100.00	(76.01)	23.99 %	200.00
5240 HVAC	0.00	0.00	0.00	-	0.00	400.00	(400.00)	0.00 %	600.00
5250 Landscaping- Mowing/ Edging	11,568.44	14,250.00	(2,681.56)	81.18 %	66,846.60	92,250.00	(25,403.40)	72.46 %	163,500.00
5253 Landscaping - Special/ Seasonal	0.00	0.00	0.00	-	24,500.17	12,000.00	12,500.17	204.17 %	25,000.00
5255 Landscaping - Beds/ Entries/ Flowers	1,407.50	0.00	1,407.50	-	2,249.26	30,000.00	(27,750.74)	7.50 %	60,000.00
5269 Street Repairs & Upkeep	7,000.00	10,000.00	(3,000.00)	70.00 %	7,900.00	17,500.00	(9,600.00)	45.14 %	23,500.00
5271 Landscaping - Sprinklers/ Irrigation	506.95	0.00	506.95	-	942.01	6,000.00	(5,057.99)	15.70 %	10,000.00
5295 Signage, Not Entry	518.02	1,000.00	(481.98)	51.80 %	706.73	1,500.00	(793.27)	47.12 %	1,500.00
5300 Snow Removal	0.00	0.00	0.00	-	5,204.80	3,000.00	2,204.80	173.49 %	3,700.00
5320 Supplies - Maintenance	9.47	300.00	(290.53)	3.16 %	1,374.75	1,200.00	174.75	114.56 %	2,000.00
5351 Utility - Electric	650.02	1,000.00	(349.98)	65.00 %	5,193.26	7,000.00	(1,806.74)	74.19 %	12,000.00
5355 Utility - Water/Sewer/Trash	8,055.42	5,000.00	3,055.42	161.11 %	24,976.80	24,500.00	476.80	101.95 %	41,500.00
5365 Window Washing - Guard	46.00	60.00	(14.00)	76.67 %	368.00	500.00	(132.00)	73.60 %	880.00
Total for 52 Maintenance and Repairs:	\$31,439.83	\$39,110.00	(\$7,670.17)	80.39 %	\$150,148.51	\$219,250.00	(\$69,101.49)	68.48 %	\$376,330.00
54A Security Expenses:									
5401 Automobile - Fuel-Security	3.72	1,500.00	(1,496.28)	0.25 %	3,863.67	8,000.00	(4,136.33)	48.30 %	13,500.00
5411 Equipment - Radios	0.00	0.00	0.00	-	464.57	2,500.00	(2,035.43)	18.58 %	5,000.00
5415 Office Supplies - Security	542.46	530.00	12.46	102.35 %	4,305.61	2,810.00	1,495.61	153.22 %	4,560.00
5431 Security Cameras/Equipment	1,253.51	500.00	753.51	250.70 %	2,493.84	5,500.00	(3,006.16)	45.34 %	9,000.00
5441 Utility - Cable-Security	(70.48)	160.00	(230.48)	-44.05 %	925.46	1,120.00	(194.54)	82.63 %	1,970.00
5442 Utility - Electric-Security	593.62	900.00	(306.38)	65.96 %	3,886.83	5,400.00	(1,513.17)	71.98 %	9,300.00
5443 Utility - Internet-Security	335.56	390.00	(54.44)	86.04 %	2,348.92	2,530.00	(181.08)	92.84 %	4,480.00
5444 Utility - Telephone-Security	184.55	190.00	(5.45)	97.13 %	1,310.52	1,330.00	(19.48)	98.54 %	2,280.00
5445 Utility - Water/Sewer/Trash-Security	4,830.17	2,475.00	2,355.17	195.16 %	15,955.62	14,825.00	1,130.62	107.63 %	26,400.00
5446 Utility - Gas-Security	64.88	120.00	(55.12)	54.07 %	952.92	720.00	232.92	132.35 %	1,210.00
5460 Vehicle Maint/Repair-Security	0.00	200.00	(200.00)	0.00 %	1,879.03	400.00	1,479.03	469.76 %	600.00
5465 Vehicle Lease/Rental	0.00	3,000.00	(3,000.00)	0.00 %	0.00	21,000.00	(21,000.00)	0.00 %	36,000.00
Total for 54A Security Expenses:	\$7,737.99	\$9,965.00	(\$2,227.01)	77.65 %	\$38,386.99	\$66,135.00	(\$27,748.01)	58.04 %	\$114,300.00
57 General & Administrative:									
5740 Annual/Board Meeting Expense	0.00	0.00	0.00	-	692.12	3,000.00	(2,307.88)	23.07 %	7,500.00
5800 Accounting/Audit	0.00	11,500.00	(11,500.00)	0.00 %	0.00	11,500.00	(11,500.00)	0.00 %	11,500.00
5810 Bank Charges	0.00	0.00	0.00	-	4.90	30.00	(25.10)	16.33 %	60.00
5812 Management Fees-HOA	4,790.00	4,790.00	0.00	100.00 %	33,530.00	33,530.00	0.00	100.00 %	57,480.00
5819 Computer Maintenance	1,543.02	0.00	1,543.02	-	2,640.35	0.00	2,640.35	-	0.00
5820 Computer Software & Subscriptions	1,057.95	0.00	1,057.95	-	6,464.21	0.00	6,464.21	-	0.00
5821 Convenience Fee Reimbursement	997.02	0.00	997.02	-	7,250.47	0.00	7,250.47	-	0.00
5825 Decals	0.00	0.00	0.00	-	8,697.03	500.00	8,197.03	1,739.41 %	750.00
5850 Legal and Professional Fees	2,100.00	1,000.00	1,100.00	210.00 %	39,160.13	10,000.00	29,160.13	391.60 %	19,000.00
5862 Utility - Internet-Admin	228.20	210.00	18.20	108.67 %	1,503.95	1,350.00	153.95	111.40 %	2,400.00
5863 Utility - Telephone-Admin	208.67	165.00	43.67	126.47 %	1,693.00	1,155.00	538.00	146.58 %	1,980.00
5870 Office Supplies	328.23	355.00	(26.77)	92.46 %	7,352.78	2,485.00	4,867.78	295.89 %	4,260.00
5873 Copies	229.75	290.00	(60.25)	79.22 %	1,739.83	2,030.00	(290.17)	85.71 %	3,480.00
5875 Postage	480.48	170.00	310.48	282.64 %	2,163.50	1,490.00	673.50	145.20 %	2,540.00
Total for 57 General & Administrative:	\$11,963.32	\$18,480.00	(\$6,516.68)	64.74 %	\$112,892.27	\$67,070.00	\$45,822.27	168.32 %	\$110,950.00
61 Fixed Expenses:									
6110 Insurance- Property & Liability	4,652.20	3,450.00	1,202.20	134.85 %	26,343.00	21,900.00	4,443.00	120.29 %	39,150.00
6190 Taxes - Real Estate	0.00	0.00	0.00	-	0.00	0.00	0.00	-	600.00

Budget vs. Actuals

Accrual basis

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Real Estate
12020 North Pennsylvania Avenue
Oklahoma City, OK 73120

Account	7/1/2026 - 7/31/2026				YTD 2026 - 7/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
6191 Vehicle - Interest	0.00	0.00	0.00	-	(109.12)	0.00	(109.12)	-	0.00
Total for 61 Fixed Expenses:	\$4,652.20	\$3,450.00	\$1,202.20	134.85 %	\$26,233.88	\$21,900.00	\$4,333.88	119.79 %	\$39,750.00
Total for Expense	\$133,122.16	\$157,417.00	(\$24,294.84)	84.57 %	\$850,291.23	\$969,209.00	(\$118,917.77)	87.73 %	\$1,665,025.00
Net Operating Income	(\$129,113.80)	(\$149,842.00)	\$20,728.20	82.16 %	\$1,103,707.53	\$930,668.00	\$173,039.53	118.59 %	\$273,087.00
Non-operating Income									
41R Reserve/ Capital Revenues:									
4118 Special Assessment	517.40	0.00	517.40	-	961,279.20	977,000.00	(15,720.80)	98.39 %	977,000.00
4212 S.A. Late Charge Fee	3,730.39	0.00	3,730.39	-	3,730.39	0.00	3,730.39	-	0.00
4213 S.A. Late Interest	466.25	0.00	466.25	-	466.25	0.00	466.25	-	0.00
Total for 41R Reserve/ Capital Revenues:	\$4,714.04	\$0.00	\$4,714.04	0.00 %	\$965,475.84	\$977,000.00	(\$11,524.16)	98.82 %	\$977,000.00
Total for Non-operating Income	\$4,714.04	\$0.00	\$4,714.04	0.00 %	\$965,475.84	\$977,000.00	(\$11,524.16)	98.82 %	\$977,000.00
Non-operating Expense									
71 Reserve/ Capital Expenditures:									
7110 Capital- Building Exterior	0.00	0.00	0.00	-	0.00	16,500.00	(16,500.00)	0.00 %	16,500.00
7145 Capital-Fence	0.00	0.00	0.00	-	0.00	10,000.00	(10,000.00)	0.00 %	310,000.00
7151 Capital-Gate	85,399.65	0.00	85,399.65	-	85,399.65	319,168.00	(233,768.35)	26.76 %	319,168.00
7159 Capital-Common Area Parks	0.00	60,000.00	(60,000.00)	0.00 %	0.00	100,000.00	(100,000.00)	0.00 %	124,726.00
7160 Capital-Landscaping	22,645.49	65,700.00	(43,054.51)	34.47 %	22,645.49	101,700.00	(79,054.51)	22.27 %	137,700.00
7161 Capital-Security Equipment	0.00	0.00	0.00	-	0.00	33,632.00	(33,632.00)	0.00 %	33,632.00
7191 Capital-Street & Curb Replacement	0.00	55,000.00	(55,000.00)	0.00 %	59,650.00	55,000.00	4,650.00	108.45 %	220,000.00
7232 Capital-Street Light Repairs	0.00	0.00	0.00	-	0.00	0.00	0.00	-	35,000.00
Total for 71 Reserve/ Capital Expenditures:	\$108,045.14	\$180,700.00	(\$72,654.86)	59.79 %	\$167,695.14	\$636,000.00	(\$468,304.86)	26.37 %	\$1,196,726.00
Total for Non-operating Expense	\$108,045.14	\$180,700.00	(\$72,654.86)	59.79 %	\$167,695.14	\$636,000.00	(\$468,304.86)	26.37 %	\$1,196,726.00
Net Non-operating Income	(\$103,331.10)	(\$180,700.00)	\$77,368.90	57.18 %	\$797,780.70	\$341,000.00	\$456,780.70	233.95 %	(\$219,726.00)
Net Income	(\$226,444.90)	(\$330,542.00)	\$104,097.10	68.51 %	\$1,901,488.23	\$1,271,668.00	\$629,820.23	149.53 %	\$53,361.00