

Income Statement - 12 Month

First Commercial Multifamily Management

Properties: Willows Condominiums - 8301 E. 73rd St. Tulsa, OK 74133

Fund Type: All

Period Range: Feb 2025 to Feb 2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Feb 2025	Total
Operating Income & Expense		
Income		
HOA Dues	45,044.95	45,044.95
Legal Fees	622.30	622.30
Fines	50.00	50.00
Compliance & Transfer Fee	25.00	25.00
Closing Fee	125.00	125.00
Late Fee	925.00	925.00
Total Operating Income	46,792.25	46,792.25
Expense		
Maintenance		
Maintenance Repairs		
Flooring Repairs	725.00	725.00
Total Maintenance Repairs	725.00	725.00
Total Maintenance	725.00	725.00
Common Area Maintenance		
Landscaping		
Landscaping Contract	1,800.00	1,800.00
Total Landscaping	1,800.00	1,800.00
Security Service / Alarm system	8,177.60	8,177.60
Pool - Internet/Phone Expense	74.11	74.11
Roof Repairs and Maintenance	1,736.00	1,736.00
Maintenance Labor	300.00	300.00
Maintenance Supplies	86.75	86.75
Total Common Area Maintenance	12,174.46	12,174.46
Utility Expenses		
Electricity	1,375.29	1,375.29
City of Tulsa - water/sewer/refuse	13,535.26	13,535.26
Total Utility Expenses	14,910.55	14,910.55
Management Expenses		
Management Fees	3,727.45	3,727.45
On Site Management Fee	1,250.00	1,250.00
Total Management Expenses	4,977.45	4,977.45
Insurance		
Insurance - Property	17,681.72	17,681.72
Total Insurance	17,681.72	17,681.72
Total Operating Expense	50,469.18	50,469.18

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Account Name	Feb 2025	Total
NOI - Net Operating Income	-3,676.93	-3,676.93
Other Income & Expense		
Other Income		
Assessment	20,475.16	20,475.16
Total Other Income	20,475.16	20,475.16
Net Other Income	20,475.16	20,475.16
Total Income	67,267.41	67,267.41
Total Expense	50,469.18	50,469.18
Net Income	16,798.23	16,798.23