

Income Statement - 12 Month

First Commercial Multifamily Management

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

Fund Type: All

Period Range: Jan 2025 to Jan 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	Jan 2025	Total
Operating Income & Expense		
Income		
HOA Dues	42,512.66	42,512.66
Legal Fees	9,705.23	9,705.23
Fines	50.00	50.00
Compliance & Transfer Fee	25.00	25.00
Closing Fee	125.00	125.00
Late Fee	21,278.23	21,278.23
Miscellaneous Income	50.00	50.00
Total Operating Income	73,746.12	73,746.12
Expense		
Maintenance		
Maintenance Repairs		
Plumbing repairs	686.89	686.89
Total Maintenance Repairs	686.89	686.89
Total Maintenance	686.89	686.89
Janitorial Expense	360.00	360.00
Common Area Maintenance		
Landscaping		
Landscaping Contract	1,800.00	1,800.00
Total Landscaping	1,800.00	1,800.00
Security Service / Alarm system	2,409.00	2,409.00
Pool - Internet/Phone Expense	74.11	74.11
Plumbing Repairs	316.31	316.31
HVAC Repairs	280.00	280.00
Roof Repairs and Maintenance	2,002.00	2,002.00
Maintenance Labor	46.10	46.10
Maintenance Supplies	12.95	12.95
Gates		
Gate Electric	377.11	377.11
Total Gates	377.11	377.11
Total Common Area Maintenance	7,317.58	7,317.58
HOA Dues	6,381.83	6,381.83
Administrative Expenses		
Bank Fees	60.00	60.00
Late Fees	-62.50	-62.50
Total Administrative Expenses	-2.50	-2.50
Utility Expenses		
Electricity	780.34	780.34

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Account Name	Jan 2025	Total
City of Tulsa - water/sewer/refuse	8,939.23	8,939.23
Garbage and Recycling	6,991.95	6,991.95
Total Utility Expenses	16,711.52	16,711.52
Management Expenses		
Management Fees	2,169.37	2,169.37
On Site Management Fee	1,250.00	1,250.00
Total Management Expenses	3,419.37	3,419.37
Insurance		
Insurance - Property	14,548.72	14,548.72
Total Insurance	14,548.72	14,548.72
Other Profession Fees		
Inspections/Appraisals - Professional Fees	731.25	731.25
Total Other Profession Fees	731.25	731.25
Total Operating Expense	50,154.66	50,154.66
NOI - Net Operating Income	23,591.46	23,591.46
Other Income & Expense		
Other Income		
Assessment	19,353.36	19,353.36
Total Other Income	19,353.36	19,353.36
Net Other Income	19,353.36	19,353.36
Total Income	93,099.48	93,099.48
Total Expense	50,154.66	50,154.66
Net Income	42,944.82	42,944.82