

Income Statement

The Willows Condominiums Owners Association

Properties: The Willows Condominiums - 6645 S Victor Ave Tulsa, OK 74136

As of: Dec 2025

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
CONCESSIONS	0.00	0.00	-4.98	0.00
ASSOCIATION DUES	48,409.45	49.70	98,541.09	53.99
EMERGENCY SPECIAL ASSESSMENT	25,781.21	26.47	57,806.02	31.67
FEES				
NSF Fees Collected	-15.00	-0.02	-15.00	-0.01
Late Fee	2,018.04	2.07	3,050.74	1.67
Legal Fees	2,047.06	2.10	2,357.56	1.29
Postage	-16.60	-0.02	-16.60	-0.01
Fines	0.00	0.00	260.80	0.14
Total FEES	4,033.50	4.14	5,637.50	3.09
KEY/FOB REPLACEMENT	45.00	0.05	155.01	0.08
MISCELLANEOUS INCOME	19,427.75	19.94	20,570.83	11.27
PLUMBING REPAIRS	-285.00	-0.29	-188.25	-0.10
Total Operating Income	97,411.91	100.00	182,517.22	100.00
Expense				
GATE/GATE EXPENSE	42.09	0.04	31,057.33	17.02
AUTO AND TRAVEL				
Meals	493.90	0.51	727.80	0.40
Total AUTO AND TRAVEL	493.90	0.51	727.80	0.40
CLEANING AND MAINTENANCE				
Property Clean up	1,814.00	1.86	3,484.95	1.91
General Maintenance Labor	0.00	0.00	31.01	0.02
Landscaping	3,600.00	3.70	3,600.00	1.97
Pest Control	1,480.00	1.52	1,480.00	0.81
Cleaning and Maintenance -Other	0.00	0.00	695.00	0.38
Total CLEANING AND MAINTENANCE	6,894.00	7.08	9,290.96	5.09
INSURANCE				
Property Insurance	23,001.62	23.61	46,003.24	25.20
Total INSURANCE	23,001.62	23.61	46,003.24	25.20
LEGAL AND OTHER PROFESSIONAL FEES				
Legal	3,013.88	3.09	12,492.55	6.84
Postage	100.00	0.10	188.23	0.10
Other	19.99	0.02	19.99	0.01
Total LEGAL AND OTHER PROFESSIONAL FEES	3,133.87	3.22	12,700.77	6.96
MANAGEMENT FEES				
Management Fees	4,750.00	4.88	4,750.00	2.60
Total MANAGEMENT FEES	4,750.00	4.88	4,750.00	2.60

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Software/Tech Expense	537.99	0.55	1,175.96	0.64
REPAIRS				
Plumbing	27.95	0.03	1,450.45	0.79
Stair Repair	0.00	0.00	2,210.00	1.21
Repairs - Other	7,035.25	7.22	16,035.25	8.79
Total REPAIRS	7,063.20	7.25	19,695.70	10.79
SUPPLIES	48.78	0.05	697.75	0.38
UTILITIES				
Electricity	573.07	0.59	1,643.02	0.90
Water/Sewer	13,455.82	13.81	30,404.46	16.66
Garbage and Recycling	3,425.00	3.52	5,495.00	3.01
Total UTILITIES	17,453.89	17.92	37,542.48	20.57
INTERNET	102.69	0.11	308.07	0.17
WEBSITE MAINTENANCE	1,000.00	1.03	1,200.00	0.66
OTHER				
Security Service	3,600.00	3.70	3,600.00	1.97
Bank Fees	99.90	0.10	125.73	0.07
Total OTHER	3,699.90	3.80	3,725.73	2.04
CAPITAL EXPENSES				
New Roof	71,000.00	72.89	106,350.00	58.27
Total CAPITAL EXPENSES	71,000.00	72.89	106,350.00	58.27
Total Operating Expense	139,221.93	142.92	275,225.79	150.79
NOI - Net Operating Income	-41,810.02	-42.92	-92,708.57	-50.79
Total Income	97,411.91	100.00	182,517.22	100.00
Total Expense	139,221.93	142.92	275,225.79	150.79
Net Income	-41,810.02	-42.92	-92,708.57	-50.79