

# Income Statement

## The Willows Condominiums Owners Association

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

As of: Feb 2026

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
DELINQUENCY	-34,798.35	-40.61	-34,798.35	-26.92
ASSOCIATION DUES	89,050.67	103.92	136,765.61	105.81
EMERGENCY SPECIAL ASSESSMENT	25,572.45	29.84	21,696.45	16.79
<b>FEES</b>				
NSF Fees Collected	0.00	0.00	150.00	0.12
Late Fee	3,480.33	4.06	4,687.64	3.63
Legal Fees	1,956.74	2.28	2,473.24	1.91
Postage	16.60	0.02	16.60	0.01
Fines	0.00	0.00	35.00	0.03
<b>Total FEES</b>	<b>5,453.67</b>	<b>6.36</b>	<b>7,362.48</b>	<b>5.70</b>
KEY/FOB REPLACEMENT	90.00	0.11	90.00	0.07
MISCELLANEOUS INCOME	200.00	0.23	-1,964.34	-1.52
PLUMBING REPAIRS	119.00	0.14	109.00	0.08
<b>Total Operating Income</b>	<b>85,687.44</b>	<b>100.00</b>	<b>129,260.85</b>	<b>100.00</b>
<b>Expense</b>				
GATE/GATE EXPENSE	0.00	0.00	103.44	0.08
<b>CLEANING AND MAINTENANCE</b>				
Property Clean up	0.00	0.00	1,955.00	1.51
General Maintenance Labor	0.00	0.00	73.01	0.06
Landscaping	0.00	0.00	3,600.00	2.79
Cleaning and Maintenance -Other	0.00	0.00	553.52	0.43
<b>Total CLEANING AND MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>6,181.53</b>	<b>4.78</b>
<b>INSURANCE</b>				
Property Insurance	0.00	0.00	13,709.81	10.61
<b>Total INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>13,709.81</b>	<b>10.61</b>
<b>LEGAL AND OTHER PROFESSIONAL FEES</b>				
Postage	0.00	0.00	30.40	0.02
Other	0.00	0.00	298.36	0.23
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>0.00</b>	<b>0.00</b>	<b>328.76</b>	<b>0.25</b>
<b>MANAGEMENT FEES</b>				
Management Fees	0.00	0.00	4,000.00	3.09
<b>Total MANAGEMENT FEES</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>3.09</b>
Software/Tech Expense	0.00	0.00	1,082.10	0.84
<b>REPAIRS</b>				
Repairs - Other	0.00	0.00	293.30	0.23
<b>Total REPAIRS</b>	<b>0.00</b>	<b>0.00</b>	<b>293.30</b>	<b>0.23</b>
SUPPLIES	0.00	0.00	49.86	0.04

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>UTILITIES</b>				
Electricity	0.00	0.00	1,259.82	0.97
Water/Sewer	0.00	0.00	15,866.06	12.27
Garbage and Recycling	0.00	0.00	1,370.00	1.06
<b>Total UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>18,495.88</b>	<b>14.31</b>
INTERNET	0.00	0.00	102.69	0.08
WEBSITE MAINTENANCE	0.00	0.00	1,000.00	0.77
<b>OTHER</b>				
Security Service	0.00	0.00	8,000.00	6.19
Bank Fees	0.00	0.00	19.95	0.02
<b>Total OTHER</b>	<b>0.00</b>	<b>0.00</b>	<b>8,019.95</b>	<b>6.20</b>
<b>Total Operating Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>53,367.32</b>	<b>41.29</b>
<b>NOI - Net Operating Income</b>	<b>85,687.44</b>	<b>100.00</b>	<b>75,893.53</b>	<b>58.71</b>
Total Income	85,687.44	100.00	129,260.85	100.00
Total Expense	0.00	0.00	53,367.32	41.29
<b>Net Income</b>	<b>85,687.44</b>	<b>100.00</b>	<b>75,893.53</b>	<b>58.71</b>