

# Income Statement

## The Willows Condominiums Owners Association

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

As of: Jan 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>				
ASSOCIATION DUES	47,714.94	109.50	47,714.94	109.50
EMERGENCY SPECIAL ASSESSMENT	-3,876.00	-8.90	-3,876.00	-8.90
<b>FEES</b>				
NSF Fees Collected	150.00	0.34	150.00	0.34
Late Fee	1,207.31	2.77	1,207.31	2.77
Legal Fees	516.50	1.19	516.50	1.19
Fines	35.00	0.08	35.00	0.08
<b>Total FEES</b>	<b>1,908.81</b>	<b>4.38</b>	<b>1,908.81</b>	<b>4.38</b>
MISCELLANEOUS INCOME	-2,164.34	-4.97	-2,164.34	-4.97
PLUMBING REPAIRS	-10.00	-0.02	-10.00	-0.02
<b>Total Operating Income</b>	<b>43,573.41</b>	<b>100.00</b>	<b>43,573.41</b>	<b>100.00</b>
<b>Expense</b>				
GATE/GATE EXPENSE	103.44	0.24	103.44	0.24
<b>CLEANING AND MAINTENANCE</b>				
Property Clean up	1,955.00	4.49	1,955.00	4.49
General Maintenance Labor	73.01	0.17	73.01	0.17
Landscaping	3,600.00	8.26	3,600.00	8.26
Cleaning and Maintenance -Other	553.52	1.27	553.52	1.27
<b>Total CLEANING AND MAINTENANCE</b>	<b>6,181.53</b>	<b>14.19</b>	<b>6,181.53</b>	<b>14.19</b>
<b>INSURANCE</b>				
Property Insurance	13,709.81	31.46	13,709.81	31.46
<b>Total INSURANCE</b>	<b>13,709.81</b>	<b>31.46</b>	<b>13,709.81</b>	<b>31.46</b>
<b>LEGAL AND OTHER PROFESSIONAL FEES</b>				
Postage	30.40	0.07	30.40	0.07
Other	298.36	0.68	298.36	0.68
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>328.76</b>	<b>0.75</b>	<b>328.76</b>	<b>0.75</b>
<b>MANAGEMENT FEES</b>				
Management Fees	4,000.00	9.18	4,000.00	9.18
<b>Total MANAGEMENT FEES</b>	<b>4,000.00</b>	<b>9.18</b>	<b>4,000.00</b>	<b>9.18</b>
Software/Tech Expense	1,082.10	2.48	1,082.10	2.48
<b>REPAIRS</b>				
Repairs - Other	293.30	0.67	293.30	0.67
<b>Total REPAIRS</b>	<b>293.30</b>	<b>0.67</b>	<b>293.30</b>	<b>0.67</b>
SUPPLIES	49.86	0.11	49.86	0.11
<b>UTILITIES</b>				
Electricity	1,259.82	2.89	1,259.82	2.89
Water/Sewer	15,866.06	36.41	15,866.06	36.41

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Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Garbage and Recycling	1,370.00	3.14	1,370.00	3.14
<b>Total UTILITIES</b>	<b>18,495.88</b>	<b>42.45</b>	<b>18,495.88</b>	<b>42.45</b>
INTERNET	102.69	0.24	102.69	0.24
WEBSITE MAINTENANCE	1,000.00	2.29	1,000.00	2.29
<b>OTHER</b>				
Security Service	8,000.00	18.36	8,000.00	18.36
Bank Fees	19.95	0.05	19.95	0.05
<b>Total OTHER</b>	<b>8,019.95</b>	<b>18.41</b>	<b>8,019.95</b>	<b>18.41</b>
<b>Total Operating Expense</b>	<b>53,367.32</b>	<b>122.48</b>	<b>53,367.32</b>	<b>122.48</b>
<b>NOI - Net Operating Income</b>	<b>-9,793.91</b>	<b>-22.48</b>	<b>-9,793.91</b>	<b>-22.48</b>
Total Income	43,573.41	100.00	43,573.41	100.00
Total Expense	53,367.32	122.48	53,367.32	122.48
Net Income	<u>-9,793.91</u>	<u>-22.48</u>	<u>-9,793.91</u>	<u>-22.48</u>