

# Income Statement

## The Willows Condominiums Owners Association

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

As of: Nov 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
CONCESSIONS	-4.98	-0.02	-4.98	-0.01
ASSOCIATION DUES	43,200.77	133.69	50,131.64	58.91
EMERGENCY SPECIAL ASSESSMENT	23,589.93	73.00	32,024.81	37.63
<b>FEES</b>				
Late Fee	9.44	0.03	1,032.70	1.21
Legal Fees	310.50	0.96	310.50	0.36
Fines	260.80	0.81	260.80	0.31
<b>Total FEES</b>	<b>580.74</b>	<b>1.80</b>	<b>1,604.00</b>	<b>1.88</b>
KEY/FOB REPLACEMENT	45.00	0.14	110.01	0.13
MISCELLANEOUS INCOME	-35,000.00	-108.31	1,143.08	1.34
PLUMBING REPAIRS	-96.75	-0.30	96.75	0.11
<b>Total Operating Income</b>	<b>32,314.71</b>	<b>100.00</b>	<b>85,105.31</b>	<b>100.00</b>
<b>Expense</b>				
GATE/GATE EXPENSE	25,665.94	79.42	31,015.24	36.44
<b>AUTO AND TRAVEL</b>				
Meals	120.65	0.37	233.90	0.27
<b>Total AUTO AND TRAVEL</b>	<b>120.65</b>	<b>0.37</b>	<b>233.90</b>	<b>0.27</b>
<b>CLEANING AND MAINTENANCE</b>				
Property Clean up	1,184.95	3.67	1,670.95	1.96
General Maintenance Labor	31.01	0.10	31.01	0.04
Cleaning and Maintenance -Other	0.00	0.00	695.00	0.82
<b>Total CLEANING AND MAINTENANCE</b>	<b>1,215.96</b>	<b>3.76</b>	<b>2,396.96</b>	<b>2.82</b>
<b>INSURANCE</b>				
Property Insurance	11,500.81	35.59	23,001.62	27.03
<b>Total INSURANCE</b>	<b>11,500.81</b>	<b>35.59</b>	<b>23,001.62</b>	<b>27.03</b>
<b>LEGAL AND OTHER PROFESSIONAL FEES</b>				
Legal	9,478.67	29.33	9,478.67	11.14
Postage	88.23	0.27	88.23	0.10
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>9,566.90</b>	<b>29.61</b>	<b>9,566.90</b>	<b>11.24</b>
Software/Tech Expense	637.97	1.97	637.97	0.75
<b>REPAIRS</b>				
Plumbing	1,422.50	4.40	1,422.50	1.67
Stair Repair	2,210.00	6.84	2,210.00	2.60
Repairs - Other	2,288.00	7.08	9,000.00	10.58
<b>Total REPAIRS</b>	<b>5,920.50</b>	<b>18.32</b>	<b>12,632.50</b>	<b>14.84</b>
SUPPLIES	604.45	1.87	648.97	0.76

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Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>UTILITIES</b>				
Electricity	935.02	2.89	1,069.95	1.26
Water/Sewer	16,948.64	52.45	16,948.64	19.91
Garbage and Recycling	0.00	0.00	2,070.00	2.43
<b>Total UTILITIES</b>	<b>17,883.66</b>	<b>55.34</b>	<b>20,088.59</b>	<b>23.60</b>
INTERNET	102.69	0.32	205.38	0.24
WEBSITE MAINTENANCE	200.00	0.62	200.00	0.24
<b>OTHER</b>				
Bank Fees	25.83	0.08	25.83	0.03
<b>Total OTHER</b>	<b>25.83</b>	<b>0.08</b>	<b>25.83</b>	<b>0.03</b>
<b>CAPITAL EXPENSES</b>				
New Roof	35,350.00	109.39	35,350.00	41.54
<b>Total CAPITAL EXPENSES</b>	<b>35,350.00</b>	<b>109.39</b>	<b>35,350.00</b>	<b>41.54</b>
<b>Total Operating Expense</b>	<b>108,795.36</b>	<b>336.67</b>	<b>136,003.86</b>	<b>159.81</b>
<b>NOI - Net Operating Income</b>	<b>-76,480.65</b>	<b>-236.67</b>	<b>-50,898.55</b>	<b>-59.81</b>
Total Income	32,314.71	100.00	85,105.31	100.00
Total Expense	108,795.36	336.67	136,003.86	159.81
<b>Net Income</b>	<b>-76,480.65</b>	<b>-236.67</b>	<b>-50,898.55</b>	<b>-59.81</b>