

Income Statement

First Commercial REM

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

Period Basis: Calendar

As of: Apr 2026

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	Selected Month	Year to Month End
Operating Income & Expense		
Income		
HOA Dues	41,949.38	66,061.51
Legal Fees	405.24	1,978.48
Fines	0.00	0.00
Compliance & Transfer Fee	450.00	450.00
Closing Fee	50.00	50.00
NSF Fees Collected	0.00	0.00
Late Fee	0.00	3,250.00
Miscellaneous Income	0.00	0.00
Total Operating Income	42,854.62	71,789.99
Expense		
Interior Unit Repair	0.00	0.00
Maintenance		
Maintenance Repairs		
Keys	0.00	0.00
Flooring Repairs	0.00	0.00
Plumbing repairs	0.00	0.00
Total Maintenance Repairs	0.00	0.00
Total Maintenance	0.00	0.00
Janitorial Expense	705.00	705.00
Common Area Maintenance		
Landscaping		
Landscaping Contract	1,800.00	1,800.00
Total Landscaping	1,800.00	1,800.00
Security Service / Alarm system	379.81	379.81
Pool - Internet/Phone Expense	396.18	396.18
Plumbing Repairs	0.00	0.00
HVAC Repairs	0.00	0.00
Roof Repairs and Maintenance	0.00	1,250.00
Siding Repairs and Maintenance	915.76	915.76
Maintenance Labor	2,334.95	2,634.95
Maintenance Supplies	0.00	0.00
Gates		
Gate Electric	0.00	0.00
Total Gates	0.00	0.00
Total Common Area Maintenance	5,826.70	7,376.70
HOA Dues	513.64	1,540.92

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Account Name	Selected Month	Year to Month End
Administrative Expenses		
Postage	330.00	682.00
Bank Fees	-7.80	-7.80
Legal & Accounting Expenses	25,000.00	25,000.00
Late Fees	0.00	0.00
Permits and Licenses	0.00	75.00
Office Supplies	453.95	453.95
Total Administrative Expenses	25,776.15	26,203.15
Utility Expenses		
Electricity	2,217.14	2,217.14
City of Tulsa - water/sewer/refuse	12,331.68	12,331.68
Garbage and Recycling	1,370.00	2,740.00
Total Utility Expenses	15,918.82	17,288.82
Management Expenses		
Management Fees	3,000.00	6,000.00
On Site Management Fee	0.00	0.00
Total Management Expenses	3,000.00	6,000.00
Payroll		
Payroll - Mgmt	865.00	865.00
Total Payroll	865.00	865.00
Insurance		
Insurance - Property	0.00	11,500.81
Insurance - Liability	0.00	1,200.00
Total Insurance	0.00	12,700.81
Other Profession Fees		
Inspections/Appraisals - Professional Fees	0.00	0.00
Total Other Profession Fees	0.00	0.00
Total Operating Expense	52,605.31	72,680.40
NOI - Net Operating Income		
	-9,750.69	-890.41
Other Income & Expense		
Other Income		
Assessment	9,710.34	41,258.17
Willows Assessment	13,830.38	13,830.38
Interest Income	0.00	15.13
Total Other Income	23,540.72	55,103.68
Other Expense		
Interest Expense	-11.38	-11.38
Total Other Expense	-11.38	-11.38
Net Other Income	23,552.10	55,115.06
Total Income	66,395.34	126,893.67
Total Expense	52,593.93	72,669.02

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Account Name	Selected Month	Year to Month End
Net Income	13,801.41	54,224.65