

Income Statement

First Commercial REM

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

Period Basis: Calendar

As of: Jul 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	43,291.22	184,202.64
Legal Fees	0.00	2,000.98
Fines	0.00	104.54
Compliance & Transfer Fee	25.00	475.00
Closing Fee	150.00	200.00
Delinquency	0.00	0.00
NSF Fees Collected	0.00	0.00
Reimbursements	0.00	0.00
Late Fee	2,490.00	6,155.00
Miscellaneous Income	0.00	0.00
Total Operating Income	45,956.22	193,138.16
Expense		
Interior Unit Repair	5,427.15	5,427.15
Maintenance		
Maintenance Repairs		
Keys	-45.01	-46.05
Flooring Repairs	0.00	0.00
Plumbing repairs	0.00	0.00
Total Maintenance Repairs	-45.01	-46.05
Total Maintenance	-45.01	-46.05
Janitorial Expense	0.00	1,230.00
Common Area Maintenance		
Landscaping		
Landscaping Contract	1,800.00	7,200.00
Total Landscaping	1,800.00	7,200.00
Security Service / Alarm system	2,067.50	11,192.31
Pool Maintenance Labor	0.00	0.00
Pool - Internet/Phone Expense	187.85	992.99
Electrical Repairs	0.00	0.00
Plumbing Repairs	0.00	0.00
HVAC Repairs	0.00	0.00
Roof Repairs and Maintenance	4,858.04	6,108.04
Siding Repairs and Maintenance	0.00	915.76
Exterior Concrete/Paving Repairs	500.00	500.00
Maintenance Labor	1,500.00	9,009.95
Maintenance Supplies	171.83	456.44

Income Statement

Account Name	Selected Month	Year to Month End
Gates		
Gate Electric	0.00	0.00
Total Gates	0.00	0.00
Total Common Area Maintenance	11,085.22	36,375.49
HOA Dues	437.32	3,177.52
Administrative Expenses		
Postage	0.00	682.00
Bank Fees	-7.39	-15.19
Legal & Accounting Expenses	0.00	25,000.00
Professional Fees	0.00	0.00
Late Fees	0.00	0.00
Permits and Licenses	0.00	75.00
Office Supplies	0.00	453.95
Total Administrative Expenses	-7.39	26,195.76
Utility Expenses		
Electricity	1,117.91	4,476.19
City of Tulsa - water/sewer/refuse	15,077.14	59,081.92
Garbage and Recycling	1,370.00	6,875.00
Total Utility Expenses	17,565.05	70,433.11
Management Expenses		
Management Fees	3,000.00	15,000.00
On Site Management Fee	0.00	0.00
Total Management Expenses	3,000.00	15,000.00
Payroll		
Payroll - Mgmt	865.00	3,460.00
Total Payroll	865.00	3,460.00
Insurance		
Insurance - Property	0.00	47,153.32
Insurance - Liability	0.00	1,200.00
Total Insurance	0.00	48,353.32
Other Profession Fees		
Inspections/Appraisals - Professional Fees	0.00	0.00
Total Other Profession Fees	0.00	0.00
Taxes		
Property Tax	0.00	2,323.26
Total Taxes	0.00	2,323.26
Total Operating Expense	38,327.34	211,929.56
NOI - Net Operating Income	7,628.88	-18,791.40
Other Income & Expense		
Other Income		
Assessment	786.26	53,677.65
Willows Assessment	19,909.49	66,997.86
Interest Income	0.00	57.20
Total Other Income	20,695.75	120,732.71

Income Statement

Account Name	Selected Month	Year to Month End
Other Expense		
Interest Expense	-13.47	-24.85
Meals and Entertainment	0.00	50.80
Total Other Expense	-13.47	25.95
Net Other Income	20,709.22	120,706.76
Total Income	66,651.97	313,870.87
Total Expense	38,313.87	211,955.51
Net Income	28,338.10	101,915.36