

Income Statement

First Commercial REM

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

Period Basis: Calendar

As of: Jun 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	38,800.88	140,911.42
Legal Fees	0.00	2,000.98
Fines	104.54	104.54
Compliance & Transfer Fee	0.00	450.00
Closing Fee	0.00	50.00
NSF Fees Collected	0.00	0.00
Reimbursements	0.00	0.00
Late Fee	415.00	3,665.00
Miscellaneous Income	0.00	0.00
Total Operating Income	39,320.42	147,181.94
Expense		
Interior Unit Repair	0.00	0.00
Maintenance		
Maintenance Repairs		
Keys	-1.04	-1.04
Flooring Repairs	0.00	0.00
Plumbing repairs	0.00	0.00
Total Maintenance Repairs	-1.04	-1.04
Total Maintenance	-1.04	-1.04
Janitorial Expense	0.00	1,230.00
Common Area Maintenance		
Landscaping		
Landscaping Contract	1,800.00	5,400.00
Total Landscaping	1,800.00	5,400.00
Security Service / Alarm system	250.00	9,124.81
Pool Maintenance Labor	0.00	0.00
Pool - Internet/Phone Expense	187.70	805.14
Electrical Repairs	0.00	0.00
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	0.00	915.76
Maintenance Labor	1,500.00	7,509.95
Maintenance Supplies	0.00	284.61
Gates		
Gate Electric	0.00	0.00
Total Gates	0.00	0.00

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Account Name	Selected Month	Year to Month End
Total Common Area Maintenance	3,737.70	25,290.27
HOA Dues	437.32	2,740.20
Administrative Expenses		
Postage	0.00	682.00
Bank Fees	0.00	-7.80
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	0.00	26,203.15
Utility Expenses		
Electricity	845.69	3,358.28
City of Tulsa - water/sewer/refuse	19,166.17	44,004.78
Garbage and Recycling	1,395.00	5,505.00
Total Utility Expenses	21,406.86	52,868.06
Management Expenses		
Management Fees	3,000.00	12,000.00
On Site Management Fee	0.00	0.00
Total Management Expenses	3,000.00	12,000.00
Payroll		
Payroll - Mgmt	865.00	2,595.00
Total Payroll	865.00	2,595.00
Insurance		
Insurance - Property	12,075.85	47,153.32
Insurance - Liability	0.00	1,200.00
Total Insurance	12,075.85	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	2,323.26	2,323.26
Total Taxes	2,323.26	2,323.26
Total Operating Expense	43,844.95	173,602.22
NOI - Net Operating Income	-4,524.53	-26,420.28
Other Income & Expense		
Other Income		
Assessment	4,253.05	52,891.39
Willows Assessment	17,223.26	47,088.37
Interest Income	19.67	57.20
Total Other Income	21,495.98	100,036.96
Other Expense		
Interest Expense	0.00	-11.38
Meals and Entertainment	0.00	50.80

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Account Name	Selected Month	Year to Month End
Total Other Expense	0.00	39.42
Net Other Income	21,495.98	99,997.54
Total Income	60,816.40	247,218.90
Total Expense	43,844.95	173,641.64
Net Income	16,971.45	73,577.26