

Income Statement

First Commercial REM

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

Period Basis: Calendar

As of: Mar 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	20,553.99	24,112.13
Legal Fees	1,573.24	1,573.24
Fines	0.00	0.00
Compliance & Transfer Fee	0.00	0.00
Closing Fee	0.00	0.00
NSF Fees Collected	0.00	0.00
Late Fee	3,250.00	3,250.00
Miscellaneous Income	0.00	0.00
Total Operating Income	25,377.23	28,935.37
Expense		
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	0.00	0.00
Common Area Maintenance		
Landscaping		
Landscaping Contract	0.00	0.00
Total Landscaping	0.00	0.00
Security Service / Alarm system	0.00	0.00
Pool - Internet/Phone Expense	0.00	0.00
Plumbing Repairs	0.00	0.00
HVAC Repairs	0.00	0.00
Roof Repairs and Maintenance	1,250.00	1,250.00
Maintenance Labor	300.00	300.00
Maintenance Supplies	0.00	0.00
Gates		
Gate Electric	0.00	0.00
Total Gates	0.00	0.00
Total Common Area Maintenance	1,550.00	1,550.00
HOA Dues	1,027.28	1,027.28
Administrative Expenses		
Postage	352.00	352.00
Bank Fees	0.00	0.00

Income Statement

Account Name	Selected Month	Year to Month End
Late Fees	0.00	0.00
Permits and Licenses	75.00	75.00
Total Administrative Expenses	427.00	427.00
Utility Expenses		
Electricity	0.00	0.00
City of Tulsa - water/sewer/refuse	0.00	0.00
Garbage and Recycling	1,370.00	1,370.00
Total Utility Expenses	1,370.00	1,370.00
Management Expenses		
Management Fees	3,000.00	3,000.00
On Site Management Fee	0.00	0.00
Total Management Expenses	3,000.00	3,000.00
Insurance		
Insurance - Property	11,500.81	11,500.81
Insurance - Liability	1,200.00	1,200.00
Total Insurance	12,700.81	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	20,075.09	20,075.09
NOI - Net Operating Income	5,302.14	8,860.28
Other Income & Expense		
Other Income		
Assessment	29,991.24	31,547.83
Interest Income	15.13	15.13
Total Other Income	30,006.37	31,562.96
Net Other Income	30,006.37	31,562.96
Total Income	55,383.60	60,498.33
Total Expense	20,075.09	20,075.09
Net Income	35,308.51	40,423.24