

Income Statement - 12 Month

First Commercial REM

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

Fund Type: All

Period Basis: Calendar

Period Range: Jan 2026 to Dec 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	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Operating Income & Expense													
Income													
HOA Dues	0.00	3,558.14	20,553.99	41,949.38	36,049.03	38,800.88	43,291.22	38,064.86	285.06	0.00	0.00	0.00	222,552.56
Legal Fees	0.00	0.00	1,573.24	405.24	22.50	0.00	0.00	3,674.93	0.00	0.00	0.00	0.00	5,675.91
Fines	0.00	0.00	0.00	0.00	0.00	104.54	0.00	156.26	0.00	0.00	0.00	0.00	260.80
Compliance & Transfer Fee	0.00	0.00	0.00	450.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	475.00
Closing Fee	0.00	0.00	0.00	50.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	200.00
Late Fee	0.00	0.00	3,250.00	0.00	0.00	415.00	2,490.00	850.00	0.00	0.00	0.00	0.00	7,005.00
Total Operating Income	0.00	3,558.14	25,377.23	42,854.62	36,071.53	39,320.42	45,956.22	42,746.05	285.06	0.00	0.00	0.00	236,169.27
Expense													
Interior Unit Repair	0.00	0.00	0.00	0.00	0.00	0.00	5,427.15	0.00	0.00	0.00	0.00	0.00	5,427.15
Maintenance													
Maintenance Repairs													
Keys	0.00	0.00	0.00	0.00	0.00	-1.04	-45.01	0.00	0.00	0.00	0.00	0.00	-46.05
interior Unit Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,298.10	0.00	0.00	0.00	0.00	13,298.10
Total Maintenance Repairs	0.00	0.00	0.00	0.00	0.00	-1.04	-45.01	13,298.10	0.00	0.00	0.00	0.00	13,252.05
Total Maintenance	0.00	0.00	0.00	0.00	0.00	-1.04	-45.01	13,298.10	0.00	0.00	0.00	0.00	13,252.05
Janitorial Expense	0.00	0.00	0.00	705.00	525.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,230.00

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Common Area Maintenance													
Landscaping													
Landscaping Contract	0.00	0.00	0.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	0.00	0.00	0.00	0.00	9,000.00
Total Landscaping	0.00	0.00	0.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	0.00	0.00	0.00	0.00	9,000.00
Security Service / Alarm system	0.00	0.00	0.00	379.81	8,495.00	250.00	2,067.50	2,067.50	0.00	0.00	0.00	0.00	13,259.81
Pool - Internet/ Phone Expense	0.00	0.00	0.00	396.18	221.26	187.70	187.85	187.85	0.00	0.00	0.00	0.00	1,180.84
Roof Repairs and Maintenance	0.00	0.00	1,250.00	0.00	0.00	0.00	4,858.04	0.00	0.00	0.00	0.00	0.00	6,108.04
Siding Repairs and Maintenance	0.00	0.00	0.00	915.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	915.76
Exterior Concrete/ Paving Repairs	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
Maintenance Labor	0.00	0.00	300.00	2,334.95	3,375.00	1,500.00	1,500.00	3,619.26	0.00	0.00	0.00	0.00	12,629.21
Maintenance Supplies	0.00	0.00	0.00	0.00	284.61	0.00	171.83	9,410.45	0.00	0.00	0.00	0.00	9,866.89
Total Common Area Maintenance	0.00	0.00	1,550.00	5,826.70	14,175.87	3,737.70	11,085.22	17,085.06	0.00	0.00	0.00	0.00	53,460.55
HOA Dues	0.00	0.00	1,027.28	513.64	761.96	437.32	437.32	437.32	0.00	0.00	0.00	0.00	3,614.84
Administrative Expenses													
Postage	0.00	0.00	352.00	330.00	0.00	0.00	0.00	440.00	0.00	0.00	0.00	0.00	1,122.00
Bank Fees	0.00	0.00	0.00	-7.80	0.00	0.00	-7.39	0.00	0.00	0.00	0.00	0.00	-15.19
Legal & Accounting Expenses	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	35,045.87	0.00	0.00	0.00	0.00	60,045.87
Permits and Licenses	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Office Supplies	0.00	0.00	0.00	453.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	453.95

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Total Administrative Expenses	0.00	0.00	427.00	25,776.15	0.00	0.00	-7.39	35,485.87	0.00	0.00	0.00	0.00	61,681.63
Utility Expenses													
Electricity	0.00	0.00	0.00	2,217.14	295.45	845.69	1,117.91	1,257.00	0.00	0.00	0.00	0.00	5,733.19
City of Tulsa - water/sewer/ refuse	0.00	0.00	0.00	12,331.68	12,506.93	19,166.17	15,077.14	15,675.89	0.00	0.00	0.00	0.00	74,757.81
Garbage and Recycling	0.00	0.00	1,370.00	1,370.00	1,370.00	1,395.00	1,370.00	1,892.00	0.00	0.00	0.00	0.00	8,767.00
Total Utility Expenses	0.00	0.00	1,370.00	15,918.82	14,172.38	21,406.86	17,565.05	18,824.89	0.00	0.00	0.00	0.00	89,258.00
Management Expenses													
Management Fees	0.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	18,000.00
Total Management Expenses	0.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	18,000.00
Payroll													
Payroll - Mgmt	0.00	0.00	0.00	865.00	865.00	865.00	865.00	865.00	0.00	0.00	0.00	0.00	4,325.00
Total Payroll	0.00	0.00	0.00	865.00	865.00	865.00	865.00	865.00	0.00	0.00	0.00	0.00	4,325.00
Insurance													
Insurance - Property	0.00	0.00	11,500.81	0.00	23,576.66	12,075.85	0.00	0.00	0.00	0.00	0.00	0.00	47,153.32
Insurance - Liability	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Total Insurance	0.00	0.00	12,700.81	0.00	23,576.66	12,075.85	0.00	0.00	0.00	0.00	0.00	0.00	48,353.32
Taxes													
Property Tax	0.00	0.00	0.00	0.00	0.00	2,323.26	0.00	0.00	0.00	0.00	0.00	0.00	2,323.26
Total Taxes	0.00	0.00	0.00	0.00	0.00	2,323.26	0.00	0.00	0.00	0.00	0.00	0.00	2,323.26
Total Operating Expense	0.00	0.00	20,075.09	52,605.31	57,076.87	43,844.95	38,327.34	88,996.24	0.00	0.00	0.00	0.00	300,925.80
NOI - Net Operating Income	0.00	3,558.14	5,302.14	-9,750.69	-21,005.34	-4,524.53	7,628.88	-46,250.19	285.06	0.00	0.00	0.00	-64,756.53
Other Income &													

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Expense													
Other Income													
Assessment	0.00	1,556.59	29,991.24	9,710.34	7,380.17	4,253.05	786.26	344.96	0.00	0.00	0.00	0.00	54,022.61
Willows Assessment	0.00	0.00	0.00	13,830.38	16,034.73	17,223.26	19,909.49	17,096.55	157.26	0.00	0.00	0.00	84,251.67
Interest Income	0.00	0.00	15.13	0.00	22.40	19.67	0.00	0.00	0.00	0.00	0.00	0.00	57.20
Total Other Income	0.00	1,556.59	30,006.37	23,540.72	23,437.30	21,495.98	20,695.75	17,441.51	157.26	0.00	0.00	0.00	138,331.48
Other Expense													
Interest Expense	0.00	0.00	0.00	-11.38	0.00	0.00	-13.47	0.00	0.00	0.00	0.00	0.00	-24.85
Meals and Entertainment	0.00	0.00	0.00	0.00	50.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.80
Total Other Expense	0.00	0.00	0.00	-11.38	50.80	0.00	-13.47	0.00	0.00	0.00	0.00	0.00	25.95
Net Other Income													
Net Other Income	0.00	1,556.59	30,006.37	23,552.10	23,386.50	21,495.98	20,709.22	17,441.51	157.26	0.00	0.00	0.00	138,305.53
Total Income													
Total Income	0.00	5,114.73	55,383.60	66,395.34	59,508.83	60,816.40	66,651.97	60,187.56	442.32	0.00	0.00	0.00	374,500.75
Total Expense													
Total Expense	0.00	0.00	20,075.09	52,593.93	57,127.67	43,844.95	38,313.87	88,996.24	0.00	0.00	0.00	0.00	300,951.75
Net Income													
Net Income	0.00	5,114.73	35,308.51	13,801.41	2,381.16	16,971.45	28,338.10	-28,808.68	442.32	0.00	0.00	0.00	73,549.00