Income Statement - 12 Month

First Commercial REM

Properties: Harvard Walnut Creek Homeowners Association Inc. - 8301 E. 73rd St. Tulsa, OK 74133

Fund Type: All

Period Basis: Calendar

Period Range: Jan 2025 to Dec 2025

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 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
HOA Dues	4,895.00	3,245.00	1,395.00	1,345.00	1,470.00	2,050.00	7,710.00	7,885.75	1,210.20	875.00	950.00	250.00	33,280.95
Fines	100.00	25.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00	0.00	0.00	0.00	175.00
Compliance & Transfer Fee	0.00	50.00	0.00	0.00	25.00	300.00	150.00	0.00	0.00	175.00	25.00	0.00	725.00
Closing Fee	-170.00	125.00	-125.00	0.00	275.00	-275.00	0.00	0.00	0.00	0.00	0.00	0.00	-170.00
Interest on Past Due Accounts	0.00	0.00	0.00	0.00	0.00	62.02	0.00	0.00	19.80	19.80	132.56	0.00	234.18
Utility Reimbursement Income	0.00	0.00	0.00	0.00	0.00	0.00	1,121.85	0.00	0.00	0.00	0.00	0.00	1,121.85
Late Fee	0.00	20.00	0.00	0.00	0.00	89.20	0.00	355.25	60.00	63.98	96.25	0.00	684.68
Total Operating Income	**4,825.00**	**3,465.00**	**1,270.00**	**1,345.00**	**1,770.00**	**2,226.22**	**9,006.85**	**8,241.00**	**1,315.00**	**1,133.78**	**1,203.81**	**250.00**	**36,051.66**
Expense													
Maintenance													
Maintenance Repairs													
Painting Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00	0.00	0.00	0.00	0.00	420.00
Total Maintenance Repairs	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**420.00**	**0.00**	**0.00**	**0.00**	**0.00**	**420.00**
Total Maintenance	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**420.00**	**0.00**	**0.00**	**0.00**	**0.00**	**420.00**

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Common Area Maintenance													
Landscaping													
Landscaping Contract	1,200.00	1,200.00	0.00	2,400.00	0.00	0.00	5,628.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	15,228.00
Landscaping Seasonal Color	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,184.00	0.00	1,184.00
Landscaping Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Total Landscaping	**1,200.00**	**1,200.00**	**0.00**	**2,400.00**	**0.00**	**0.00**	**5,628.00**	**1,200.00**	**1,400.00**	**1,200.00**	**2,384.00**	**0.00**	**16,612.00**
Total Common Area Maintenance	**1,200.00**	**1,200.00**	**0.00**	**2,400.00**	**0.00**	**0.00**	**5,628.00**	**1,200.00**	**1,400.00**	**1,200.00**	**2,384.00**	**0.00**	**16,612.00**
Christmas lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,276.27	1,276.27
Administrative Expenses													
Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,799.36	0.00	249.60	606.00	0.00	2,654.96
Total Administrative Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,799.36**	**0.00**	**249.60**	**606.00**	**0.00**	**2,654.96**
Utility Expenses													
Electricity	24.85	15.73	24.24	24.24	24.24	24.33	24.45	24.49	24.54	25.34	25.34	25.13	286.92
City of Tulsa - water/sewer/ refuse	124.53	104.88	26.28	183.48	112.74	124.53	132.39	104.88	112.74	116.67	116.67	121.18	1,380.97
Total Utility Expenses	**149.38**	**120.61**	**50.52**	**207.72**	**136.98**	**148.86**	**156.84**	**129.37**	**137.28**	**142.01**	**142.01**	**146.31**	**1,667.89**
Management Expenses													
Management Fees	950.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,750.00
Total Management Expenses	**950.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**800.00**	**9,750.00**
Insurance													
Insurance - Property	0.00	1,603.00	0.00	0.00	0.00	0.00	0.00	1,003.00	0.00	0.00	0.00	0.00	2,606.00
Total Insurance	**0.00**	**1,603.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,003.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,606.00**

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Total Operating Expense	**2,299.38**	**3,723.61**	**850.52**	**3,407.72**	**936.98**	**948.86**	**6,584.84**	**5,351.73**	**2,337.28**	**2,391.61**	**3,932.01**	**2,222.58**	**34,987.12**
NOI - Net Operating Income	**2,525.62**	**-258.61**	**419.48**	**-2,062.72**	**833.02**	**1,277.36**	**2,422.01**	**2,889.27**	**-1,022.28**	**-1,257.83**	**-2,728.20**	**-1,972.58**	**1,064.54**
Total Income	4,825.00	3,465.00	1,270.00	1,345.00	1,770.00	2,226.22	9,006.85	8,241.00	1,315.00	1,133.78	1,203.81	250.00	36,051.66
Total Expense	2,299.38	3,723.61	850.52	3,407.72	936.98	948.86	6,584.84	5,351.73	2,337.28	2,391.61	3,932.01	2,222.58	34,987.12
Net Income	**2,525.62**	**-258.61**	**419.48**	**-2,062.72**	**833.02**	**1,277.36**	**2,422.01**	**2,889.27**	**-1,022.28**	**-1,257.83**	**-2,728.20**	**-1,972.58**	**1,064.54**