

The Reserve at Battle Creek
Income Statement
January 1 - October 31, 2025

Cash Balances: 10/31/2025	
Arvest Checking	\$5,496.83
Arvest Money Mkt	\$51,035.33

Accounts Receivable \$20,548.38

	Current Period				Year to Date Jan - Oct		
	Actual	Monthly Budget	Variance		Actual	2025 Budget	Variance
Income:							
Assessment Income - Master	4,442.89				28,591.89	28,200.00	(391.89)
Assessment Income - Cottages	315.00				5,670.00	5,400.00	(270.00)
Assessment Income - Villas	0.00				1,500.00	15,600.00	14,100.00
Delinquent Fee Income	125.00				749.73	0.00	(749.73)
Violation Fee Income	0.00				0.00	0.00	0.00
Real Estate Transfer Fee Income	0.00				175.00	0.00	(175.00)
Bank Interest Income	44.01				523.71	0.00	(523.71)
Total Income	4,926.90				37,210.33	49,200.00	11,989.67
Excess Budget Reserves	0.00	298.75	298.75		0.00	3,585.00	3,585.00
Administrative Expenses:							
Admin Fees-Copies, Postage etc	0.00	100.00	100.00		555.88	1,200.00	644.12
Fencing Depreciation	153.08	153.00	(0.08)		1,530.80	1,836.00	305.20
Insurance Expense	0.00	200.00	200.00		0.00	2,400.00	2,400.00
Landcape/Grounds & TruGreen	2,700.00	2,050.00	(650.00)		17,980.54	24,600.00	6,619.46
2025 Landscape Redo	0.00	400.00	400.00		4,588.93	4,800.00	211.07
Landscape/Fountains - Ponds	1,500.00	100.00	(1,400.00)		1,627.61	1,200.00	(427.61)
Landscape/Sprinklers	227.50	100.00	(127.50)		1,829.50	1,200.00	(629.50)
Professional Fees/Legal	0.00	72.50	72.50		750.00	870.00	120.00
Repairs & Maint:							
Fencing	0.00	0.00	0.00		150.00	0.00	(150.00)
Tree Maintenance	4,000.00	125.00	(3,875.00)		4,000.00	1,500.00	(2,500.00)
Misc -Termite	0.00	100.00	100.00		800.00	1,200.00	400.00
Taxes/Prep	0.00	15.00	15.00		321.00	189.00	(132.00)
Website Expenses	0.20	0.00	(0.20)		1.76	0.00	(1.76)
Utilities - Electricity	76.45	135.00	58.55		929.15	1,620.00	690.85
Utilities - Water/Sewer	572.63	250.00	(322.63)		3,426.12	3,000.00	(426.12)
Total Administrative Expense	9,229.86	3,800.50	(5,429.36)		38,491.29	45,615.00	7,123.71
Net Income (Loss)	(4,302.96)				(1,280.96)		