

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

Cash Balances: 12/31/2025	
Arvest Checking	\$12,107.31
Arvest Money Mkt	\$51,148.51

Accounts Receivable \$4,552.26

	Current Period				Year to Date Jan - Dec		
	Actual	Monthly Budget	Variance		Actual	2025 Budget	Variance
Income:							
Assessment Income - Master	1,095.00				30,316.89	28,200.00	(2,116.89)
Assessment Income - Cottages	0.00				5,670.00	5,400.00	(270.00)
Assessment Income - Villas	14,175.00				15,675.00	15,600.00	(75.00)
Delinquent Fee Income	222.58				1,022.31	0.00	(1,022.31)
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	56.13				636.89	0.00	(636.89)
Total Income	15,548.71				53,496.09	49,200.00	(4,296.09)
 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)		1,836.96	1,836.00	(0.96)
Insurance Expense	3,031.00	200.00	(2,831.00)		3,031.00	2,400.00	(631.00)
Landcape/Grounds & TruGreen	2,050.00	2,050.00	0.00		20,711.76	24,600.00	3,888.24
2025 Landscape Redo	0.00	400.00	400.00		4,588.93	4,800.00	211.07
Landscape/Fountains - Ponds	0.00	100.00	100.00		1,627.61	1,200.00	(427.61)
Landscape/Sprinklers	0.00	100.00	100.00		2,109.50	1,200.00	(909.50)
Professional Fees/Legal	0.00	72.50	72.50		750.00	870.00	120.00
Repairs & Maint:							
Fencing	650.00	0.00	(650.00)		800.00	0.00	(800.00)
Tree Maintenance	500.00	125.00	(375.00)		6,044.14	1,500.00	(4,544.14)
Misc -Termite	0.00	100.00	100.00		800.00	1,200.00	400.00
Taxes/Prep	3.00	15.00	12.00		324.00	189.00	(135.00)
Website Expenses	0.02	0.00	(0.02)		1.78	0.00	(1.78)
Utilities - Electricity	125.33	135.00	9.67		1,054.48	1,620.00	565.52
Utilities - Water/Sewer	0.00	250.00	250.00		4,196.90	3,000.00	(1,196.90)
Total Administrative Expense	6,512.43	3,800.50	(2,711.93)		48,432.94	45,615.00	(2,817.94)
 Net Income (Loss)	9,036.28				5,063.15		