

The Reserve at Battle Creek
Income Statement
January 1 - September 30, 2025

Cash Balances:	9/30/2025
Arvest Checking	\$24,721.62
Arvest Money Mkt	\$35,991.32

Accounts Receivable \$24,862.23

	Current Period				Year to Date Jan - Sept		
	Actual	Monthly Budget	Variance		Actual	2025 Budget	Variance
Income:							
Assessment Income - Master	10,430.00				24,149.00	28,200.00	4,051.00
Assessment Income - Cottages	5,355.00				5,355.00	5,400.00	45.00
Assessment Income - Villas	0.00				1,500.00	15,600.00	14,100.00
Delinquent Fee Income	0.00				624.73	0.00	(624.73)
Violation Fee Income	0.00				0.00	0.00	0.00
Real Estate Transfer Fee Income	35.00				175.00	0.00	(175.00)
Bank Interest Income	45.79				479.70	0.00	(479.70)
Total Income	15,865.79				32,283.43	49,200.00	16,916.57
Excess Budget Reserves	0.00	298.75	298.75		0.00	3,585.00	3,585.00
Administrative Expenses:							
Admin Fees-Copies, Postage etc	80.00	100.00	20.00		555.88	1,200.00	644.12
Fencing Depreciation	153.08	153.00	(0.08)		1,377.72	1,836.00	458.28
Insurance Expense	0.00	200.00	200.00		0.00	2,400.00	2,400.00
Landcape/Grounds & TruGreen	2,050.00	2,050.00	0.00		15,280.54	24,600.00	9,319.46
2025 Landscape Redo	0.00	400.00	400.00		4,588.93	4,800.00	211.07
Landscape/Fountains	0.00	100.00	100.00		127.61	1,200.00	1,072.39
Landscape/Sprinklers	0.00	100.00	100.00		1,602.00	1,200.00	(402.00)
Professional Fees/Legal	0.00	72.50	72.50		750.00	870.00	120.00
Repairs & Maint:							
Fencing	150.00	0.00	(150.00)		150.00	0.00	(150.00)
Tree Maintenance	0.00	125.00	125.00		0.00	1,500.00	1,500.00
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	(15.22)	0.00	15.22		(14.06)	0.00	14.06
Utilities - Electricity	94.58	135.00	40.42		852.70	1,620.00	767.30
Utilities - Water/Sewer	599.44	250.00	(349.44)		2,853.49	3,000.00	146.51
Total Administrative Expense	3,111.88	3,800.50	688.62		29,245.81	45,615.00	16,369.19
Net Income (Loss)	12,753.91				3,037.62		