

The Reserve at Battle Creek
Income Statement
October 31, 2024

Cash Balances:	10/31/2024
Arvest Checking	\$20,449.97
Arvest Money Mkt	\$27,929.49

	Current Period		Monthly Budget	Variance	Year To Date Jan - Oct	
	Oct-24				Actual	2024 Budget
Income:						
Assessment Income - Master	5,697.00				26,591.00	3,019.00
Assessment Income - Cottages	5,400.00				5,715.00	(45.00)
Assessment Income - Villas	0.00				0.00	16,380.00
Delinquent Fee Income	195.83				388.83	(388.83)
Delinquent Interest Income	0.00				(0.15)	0.15
Violation Fee Income	0.00				(100.00)	100.00
Real Estate Transfer Fee Income	35.00				105.00	(105.00)
Bank Interest Income	45.15				360.55	(360.55)
Total Income	11,372.98				33,060.23	18,599.77
Excess Budget Reserves	0.00	379.25	379.25		0.00	4,551.00
Administrative Expenses:						
Admin Fees-Copies, Postage etc	34.46	70.00	35.54		926.91	(86.91)
Fencing Depreciation	0.00	135.00	135.00		0.00	1,620.00
Insurance Expense	0.00	160.00	160.00		0.00	1,920.00
Landscape/Grounds Contract	2,050.00	2,175.00	125.00		22,071.05	4,028.95
Landscape?Fountains	0.00	0.00	0.00		1,036.04	(1,036.04)
Landscape/Sprinklers	0.00	0.00	0.00		1,160.00	(1,160.00)
Professional Fees/Legal	0.00	10.00	10.00		0.00	120.00
Repairs & Maint:						
Tree Maintenance	1,600.00	125.00	(1,475.00)		4,795.00	(3,295.00)
Misc	0.00	100.00	100.00		0.00	1,200.00
PMI Management	0.00	750.00	750.00		3,927.88	5,072.12
Taxes/Prep	0.00	15.00	15.00		194.50	(5.50)
Website Expenses	0.00	0.00	0.00		1,122.29	(1,122.29)
Utilities - Electricity	71.00	135.00	64.00		872.49	747.51
Utilities - Water/Sewer	438.77	250.00	(188.77)		2,432.73	567.27
Total Administrative Expense	4,194.23	3,925.00	(269.23)		38,538.89	8,570.11
Net Income (Loss)	7,178.75				(5,478.66)	