

The Reserve at Battle Creek
Income Statement
May 31, 2025

Cash Balances:	5/31/2025
Arvest Checking	\$7,579.50
Arvest Money Mkt	\$40,784.41

Accounts Receivable \$814.12

	Current Period			Year To Date Jan - May		
	Actual	Monthly Budget	Variance	Actual	2025 Budget	Variance
Income:						
Assessment Income - Master	300.00			2,409.00	28,200.00	25,791.00
Assessment Income - Cottages	0.00			0.00	5,400.00	5,400.00
Assessment Income - Villas	0.00			1,500.00	15,600.00	14,100.00
Deliquent Fee Income	175.00			624.73	0.00	(624.73)
Violation Fee Income	0.00			0.00	0.00	0.00
Real Estate Transfer Fee Income	70.00			105.00	0.00	(105.00)
Bank Interest Income	61.43			272.79	0.00	(272.79)
Total Income	606.43			4,911.52	49,200.00	44,288.48
 Excess Budget Reserves	 0.00	 298.75	 298.75	 0.00	 3,585.00	 3,585.00
 Administrative Expenses:						
Admin Fees-Copies, Postage etc	244.00	100.00	(144.00)	326.08	1,200.00	873.92
Fencing Depreciation	153.08	153.00	(0.08)	765.40	1,836.00	1,070.60
Insurance Expense	0.00	200.00	200.00	0.00	2,400.00	2,400.00
Landscape/Grounds & TruGreen	2,050.00	2,050.00	0.00	5,680.54	24,600.00	18,919.46
2025 Landscape Redo	3,044.79	400.00	(2,644.79)	3,044.79	4,800.00	1,755.21
Landscape/Fountains	0.00	100.00	100.00	127.61	1,200.00	1,072.39
Landscape/Sprinklers	0.00	100.00	100.00	120.00	1,200.00	1,080.00
Professional Fees/Legal	0.00	72.50	72.50	750.00	870.00	120.00
Repairs & Maint:						
Tree Maintenance	0.00	125.00	125.00	1,544.14	1,500.00	(44.14)
Misc	0.00	100.00	100.00	0.00	1,200.00	1,200.00
Taxes/Prep	0.00	15.00	15.00	321.00	189.00	(132.00)
Website Expenses	0.00	0.00	0.00	1.40	0.00	(1.40)
Utilities - Electricity	103.55	135.00	31.45	401.22	1,620.00	1,218.78
Utilities - Water/Sewer	359.42	250.00	(109.42)	586.54	3,000.00	2,413.46
Total Administrative Expense	5,954.84	3,800.50	(2,154.34)	13,668.72	45,615.00	31,946.28
 Net Income (Loss)	 (5,348.41)			 (8,757.20)		