

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

Cash Balances:	11/30/2025
Arvest Checking	\$2,964.47
Arvest Money Mkt	\$51,092.38

Accounts Receivable \$19,954.60

	Current Period				Year to Date Jan - Nov		
	Actual	Monthly Budget	Variance		Actual	2025 Budget	Variance
Income:							
Assessment Income - Master	630.00				29,221.89	28,200.00	(1,021.89)
Assessment Income - Cottages	0.00				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	50.00				799.73	0.00	(799.73)
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	57.05				580.76	0.00	(580.76)
Total Income	737.05				37,947.38	49,200.00	11,252.62
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)		1,683.88	1,836.00	152.12
Insurance Expense	0.00	200.00	200.00		0.00	2,400.00	2,400.00
Landcape/Grounds & TruGreen	2,225.36	2,050.00	(175.36)		20,205.90	24,600.00	4,394.10
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	280.00	100.00	(180.00)		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	0.00	0.00	0.00		150.00	0.00	(150.00)
Tree Maintenance	0.00	125.00	125.00		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	0.00	0.00	0.00		1.76	0.00	(1.76)
Utilities - Electricity	0.00	135.00	135.00		929.15	1,620.00	690.85
Utilities - Water/Sewer	770.78	250.00	(520.78)		4,196.90	3,000.00	(1,196.90)
Total Administrative Expense	3,429.22	3,800.50	371.28		41,920.51	45,615.00	3,694.49
Net Income (Loss)	(2,692.17)				(3,973.13)		