

The Reserve at Battle Creek
Income Statement
December 31, 2024

Cash Balances: 12/31/2024	
Arvest Checking	\$28,944.09
Arvest Money Mkt	\$28,011.62

	Current Period			Year To Date Jan - Dec		
	Dec-24	Monthly Budget	Variance	Actual	2024 Budget <small>Corrected 9 2024</small>	Variance
Income:						
Assessment Income - Master	9.00			28,433.00	29,610.00	1,177.00
Assessment Income - Cottages	0.00			5,715.00	5,670.00	(45.00)
Assessment Income - Villas	0.00			13,800.00	16,380.00	2,580.00
Delinquent Fee Income	50.00			988.53	0.00	(988.53)
Delinquent Interest Income	0.00			(0.15)	0.00	0.15
Violation Fee Income	0.00			(100.00)	0.00	100.00
Real Estate Transfer Fee Income	0.00			210.00	0.00	(210.00)
Bank Interest Income	41.27			442.68	0.00	(442.68)
Total Income	100.27			49,489.06	51,660.00	2,170.94
Excess Budget Reserves	0.00	379.25	379.25	0.00	4,551.00	4,551.00
Administrative Expenses:						
Admin Fees-Copies, Postage etc	147.29	70.00	(77.29)	1,074.20	840.00	(234.20)
Fencing Depreciation	1,644.63	135.00	(1,509.63)	1,644.63	1,620.00	(24.63)
Insurance Expense	0.00	160.00	160.00	2,319.00	1,920.00	(399.00)
Landscape/Grounds Contract	4,159.90	2,175.00	(1,984.90)	26,230.95	26,100.00	(130.95)
Landscape?Fountains	108.00	0.00	(108.00)	1,144.04	0.00	(1,144.04)
Landscape/Sprinklers	0.00	0.00	0.00	1,360.00	0.00	(1,360.00)
Professional Fees/Legal	0.00	10.00	10.00	0.00	120.00	120.00
Repairs & Maint:						
Tree Maintenance	0.00	125.00	125.00	4,795.00	1,500.00	(3,295.00)
Misc	0.00	100.00	100.00	0.00	1,200.00	1,200.00
PMI Management	0.00	750.00	750.00	4,677.88	9,000.00	4,322.12
Taxes/Prep	0.00	15.00	15.00	197.50	189.00	(8.50)
Website Expenses	0.64	0.00	(0.64)	1,123.77	0.00	(1,123.77)
Utilities - Electricity	76.73	135.00	58.27	1,001.62	1,620.00	618.38
Utilities - Water/Sewer	469.29	250.00	(219.29)	3,586.39	3,000.00	(586.39)
Total Administrative Expense	6,606.48	3,925.00	(2,681.48)	49,154.98	47,109.00	(2,045.98)
Net Income (Loss)	(6,506.21)			334.08		