

The Reserve at Battle Creek
Income Statement
June 30, 2025

Cash Balances:	6/30/2025
Arvest Checking	\$3,568.12
Arvest Money Mkt	\$40,841.92

Accounts Receivable \$239.12

	Current Period				Year To Date Jan - June		
	Actual	Monthly Budget	Variance		Actual	2025 Budget	Variance
Income:							
Assessment Income - Master	0.00				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	0.00				624.73	0.00	(624.73)
Violation Fee Income	0.00				0.00	0.00	0.00
Real Estate Transfer Fee Income	0.00				105.00	0.00	(105.00)
Bank Interest Income	57.51				330.30	0.00	(330.30)
Total Income	57.51				4,969.03	49,200.00	44,230.97
 Excess Budget Reserves	0.00	298.75	298.75		0.00	3,585.00	3,585.00
 Administrative Expenses:							
Admin Fees-Copies, Postage etc	25.00	100.00	75.00		351.08	1,200.00	848.92
Fencing Depreciation	153.08	153.00	(0.08)		918.48	1,836.00	917.52
Insurance Expense	0.00	200.00	200.00		0.00	2,400.00	2,400.00
Landscape/Grounds & TruGreen	2,700.00	2,050.00	(650.00)		8,480.54	24,600.00	16,119.46
2025 Landscape Redo	0.00	400.00	400.00		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	472.00	100.00	(372.00)		962.00	1,200.00	238.00
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	0.00	135.00	135.00		401.22	1,620.00	1,218.78
Utilities - Water/Sewer	344.38	250.00	(94.38)		930.92	3,000.00	2,069.08
Total Administrative Expense	3,694.46	3,800.50	106.04		17,833.18	45,615.00	27,781.82
 Net Income (Loss)	<u>(3,636.95)</u>				<u>(12,864.15)</u>		