

The Reserve at Battle Creek
Income Statement
January 1 - July 31, 2025

Cash Balances:	7/31/2025
Arvest Checking	\$4,915.13
Arvest Money Mkt	\$35,897.42

Accounts Receivable (\$360.88)
result of 2 homes
prepaid status
actual amount
\$239.12

	Current Period			Year to Date Jan - July		
	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
Delinquent 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	35.00			140.00	0.00	(140.00)
Bank Interest Income	55.50			385.80	0.00	(385.80)
Total Income	90.50			5,059.53	49,200.00	44,140.47
Excess Budget Reserves	0.00	298.75	298.75	0.00	3,585.00	3,585.00
Administrative Expenses:						
Admin Fees-Copies, Postage etc	124.80	100.00	(24.80)	475.88	1,200.00	724.12
Fencing Depreciation	153.08	153.00	(0.08)	1,071.56	1,836.00	764.44
Insurance Expense	0.00	200.00	200.00	0.00	2,400.00	2,400.00
Landcape/Grounds & TruGreen	2,700.00	2,050.00	(650.00)	11,180.54	24,600.00	13,419.46
2025 Landscape Redo	0.00	400.00	400.00	4,588.93	4,800.00	211.07
Landscape/Fountains	0.00	100.00	100.00	127.61	1,200.00	1,072.39
Landscape/Sprinklers	640.00	100.00	(540.00)	1,602.00	1,200.00	(402.00)
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	0.00	1,500.00	1,500.00
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	257.76	135.00	(122.76)	658.98	1,620.00	961.02
Utilities - Water/Sewer	565.43	250.00	(315.43)	1,496.35	3,000.00	1,503.65
Total Administrative Expense	4,441.07	3,800.50	(640.57)	22,274.25	45,615.00	23,340.75
Net Income (Loss)	(4,350.57)			(17,214.72)		