

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

Cash Balances:	8/31/2025
Arvest Checking	\$12,119.64
Arvest Money Mkt	\$35,945.53

Accounts Receivable (\$11,029.29)
Result of early
payment of
9/1/25 dues

	Current Period			Year to Date Jan - August		
	Actual	Monthly Budget	Variance	Actual	2025 Budget	Variance
Income:						
Assessment Income - Master	10,710.00			13,119.00	28,200.00	15,081.00
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	0.00			140.00	0.00	(140.00)
Bank Interest Income	48.11			433.91	0.00	(433.91)
Total Income	10,758.11			15,817.64	49,200.00	33,382.36
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	475.88	1,200.00	724.12
Fencing Depreciation	153.08	153.00	(0.08)	1,224.64	1,836.00	611.36
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	13,230.54	24,600.00	11,369.46
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	0.00	100.00	100.00	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 -Termite	800.00	100.00	(700.00)	800.00	1,200.00	400.00
Taxes/Prep	0.00	15.00	15.00	321.00	189.00	(132.00)
Website Expenses	(0.24)	0.00	0.24	1.16	0.00	(1.16)
Utilities - Electricity	99.14	135.00	35.86	758.12	1,620.00	861.88
Utilities - Water/Sewer	757.70	250.00	(507.70)	2,254.05	3,000.00	745.95
Total Administrative Expense	3,859.68	3,800.50	(59.18)	26,133.93	45,615.00	19,481.07
Net Income (Loss)	6,898.43			(10,316.29)		