

The Reserve at Battle Creek
Income Statement
February 28, 2025

Cash Balances:	2/28/2025
Arvest Checking	\$8,561.10
Arvest Money Mkt	\$48,104.43

Accounts Receivable \$2,382.80

	Current Period	Monthly Budget	Variance		Year To Date Jan - Feb	2025 Budget	Variance
Income:	Feb-25				Actual		
Assessment Income - Master	1,050.00				1,650.00	28,200.00	26,550.00
Assessment Income - Cottages	0.00				0.00	5,400.00	5,400.00
Assessment Income - Villas	0.00				900.00	15,600.00	14,700.00
Deliquent Fee Income	259.73				274.73	0.00	(274.73)
Violation Fee Income	0.00				0.00	0.00	0.00
Real Estate Transfer Fee Income	0.00				0.00	0.00	0.00
Bank Interest Income	43.38				83.13	0.00	(83.13)
Total Income	1,353.11				2,907.86	49,200.00	46,292.14
Excess Budget Reserves	0.00	298.75	298.75		0.00	3,585.00	3,585.00
Administrative Expenses:							
Admin Fees-Copies, Postage etc	47.40	100.00	52.60		47.40	1,200.00	1,152.60
Fencing Depreciation	153.08	153.00	(0.08)		306.16	1,836.00	1,529.84
Insurance Expense	0.00	200.00	200.00		0.00	2,400.00	2,400.00
Landscape/Grounds Contract	0.00	2,050.00	2,050.00		2,174.68	24,600.00	22,425.32
2025 Landscape Redo	0.00	400.00	400.00		0.00	4,800.00	4,800.00
Landscape/Fountains	0.00	100.00	100.00		0.00	1,200.00	1,200.00
Landscape/Sprinklers	0.00	100.00	100.00		0.00	1,200.00	1,200.00
Professional Fees/Legal	0.00	72.50	72.50		0.00	870.00	870.00
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	218.00	15.00	(203.00)		218.00	189.00	(29.00)
Website Expenses	1.42	0.00	(1.42)		0.64	0.00	(0.64)
Utilities - Electricity	0.00	135.00	135.00		53.24	1,620.00	1,566.76
Utilities - Water/Sewer	52.04	250.00	197.96		104.08	3,000.00	2,895.92
Total Administrative Expense	471.94	3,800.50	3,328.56		2,904.20	45,615.00	42,710.80
Net Income (Loss)	881.17				3.66		