

The Reserve at Battle Creek  
Income Statement  
September 30, 2024

<b>Cash Balances:</b>	9/30/2024
Arvest Checking	\$16,788.10
Arvest Money Mkt	\$27,884.34

	Current Period		Year To Date			
	Sep-24	Monthly Budget	Variance	Actual	2024 Budget	Variance
<b>Income:</b>					Corrected 9.2024	
Assessment Income - Master	7,215.00			20,894.00	29,610.00	8,716.00
Assessment Income - Cottages	0.00			315.00	5,670.00	5,355.00
Assessment Income - Villas	0.00			0.00	16,380.00	16,380.00
Delinquent Fee Income	(175.00)			193.00	0.00	(193.00)
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	35.00			70.00	0.00	(70.00)
Bank Interest Income	48.81			315.40	0.00	(315.40)
<b>Total Income</b>	<b>7,123.81</b>			<b>21,687.25</b>	<b>51,660.00</b>	<b>29,972.75</b>
Excess Budget Reserves	0.00	379.25	379.25	0.00	4,551.00	4,551.00
<b>Administrative Expenses:</b>						
Admin Fees-Copies, Postage etc	0.00	70.00	70.00	892.45	840.00	(52.45)
Fencing Depreciation	0.00	135.00	135.00	0.00	1,620.00	1,620.00
Insurance Expense	0.00	160.00	160.00	0.00	1,920.00	1,920.00
Landscape/Grounds Contract	2,050.00	2,175.00	125.00	20,021.05	26,100.00	6,078.95
Landscape?Fountains	0.00	0.00	0.00	1,036.04		
Landscape/Sprinklers	220.00	0.00	(220.00)	1,160.00		
Professional Fees/Legal	0.00	10.00	10.00	0.00	120.00	120.00
Repairs & Maint:						
Tree Maintenance	120.00	125.00	5.00	3,195.00	1,500.00	(1,695.00)
Misc	0.00	100.00	100.00	0.00	1,200.00	1,200.00
PMI Management	0.00	750.00	750.00	3,927.88	9,000.00	5,072.12
Taxes/Prep	0.00	15.00	15.00	194.50	189.00	(5.50)
Website Expenses	0.53	0.00	(0.53)	1,122.29	0.00	(1,122.29)
Utilities - Electricity	71.22	135.00	63.78	801.49	1,620.00	818.51
Utilities - Water/Sewer	660.43	250.00	(410.43)	1,993.96	3,000.00	1,006.04
<b>Total Administrative Expense</b>	<b>3,122.18</b>	<b>3,925.00</b>	<b>802.82</b>	<b>34,344.66</b>	<b>47,109.00</b>	<b>12,764.34</b>
<b>Net Income (Loss)</b>	<b>4,001.63</b>			<b>(12,657.41)</b>		