

The Reserve at Battle Creek
Income Statement
April 30, 2025

Cash Balances:	4/30/2025
Arvest Checking	\$5,326.58
Arvest Money Mkt	\$48,222.98

Accounts Receivable \$673.80

	Current Period			Year To Date Jan - April		
	Actual	Monthly Budget	Variance	Actual	2025 Budget	Variance
Income:						
Assessment Income - Master	459.00			2,109.00	28,200.00	26,091.00
Assessment Income - Cottages	0.00			0.00	5,400.00	5,400.00
Assessment Income - Villas	300.00			1,500.00	15,600.00	14,100.00
Delinquent Fee Income	175.00			449.73	0.00	(449.73)
Violation Fee Income	0.00			0.00	0.00	0.00
Real Estate Transfer Fee Income	35.00			35.00	0.00	(35.00)
Bank Interest Income	59.31			201.68	0.00	(201.68)
Total Income	1,028.31			4,295.41	49,200.00	44,904.59
 Excess Budget Reserves	 0.00	 298.75	 298.75	 0.00	 3,585.00	 3,585.00
 Administrative Expenses:						
Admin Fees-Copies, Postage etc	34.68	100.00	65.32	82.08	1,200.00	1,117.92
Fencing Depreciation	153.08	153.00	(0.08)	612.32	1,836.00	1,223.68
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)	5,174.68	24,600.00	19,425.32
2025 Landscape Redo	0.00	400.00	400.00	0.00	4,800.00	4,800.00
Landscape/Fountains	127.61	100.00	(27.61)	127.61	1,200.00	1,072.39
Landscape/Sprinklers	0.00	100.00	100.00	120.00	1,200.00	1,080.00
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	0.76	0.00	(0.76)	1.40	0.00	(1.40)
Utilities - Electricity	126.54	135.00	8.46	297.67	1,620.00	1,322.33
Utilities - Water/Sewer	71.00	250.00	179.00	227.12	3,000.00	2,772.88
Total Administrative Expense	3,213.67	3,800.50	586.83	7,713.88	45,615.00	37,901.12
 Net Income (Loss)	 (2,185.36)			 (3,418.47)		