

The Reserve at Battle Creek
Income Statement
January 31, 2026

Cash Balances:	1/31/2026
Arvest Checking	\$13,584.44
Arvest Money Mkt	\$51,200.64

Accounts Receivable \$1,672.76

	Current Period	Monthly Budget	Variance	Year To Date Jan - Jan	2026 Budget	Variance
Income:						
Assessment Income - Master	960.00	(2025 Prepay)		960.00	29,610.00	28,650.00
Assessment Income - Cottages	0.00			0.00	5,670.00	5,670.00
Assessment Income - Villas	1,575.00			1,575.00	16,380.00	14,805.00
Delinquent Fee Income	444.50			444.50	0.00	(444.50)
Delinquent Interest Income	0.00			0.00	0.00	0.00
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	52.13			52.13	0.00	(52.13)
Total Income	3,031.63			3,031.63	51,660.00	48,628.37
Excess Budget Reserves	0.00	105.00	105.00	0.00	1,260.00	1,260.00
Administrative Expenses:						
Admin Fees-Copies, Postage etc	0.00	100.00	100.00	0.00	1,200.00	1,200.00
Insurance Expense	0.00	300.00	300.00	0.00	3,600.00	3,600.00
Accounting/Bookkeeping	0.00	200.00	200.00	0.00	2,750.00	2,750.00
Landscape/Grounds Contract	2,050.00	2,050.00	0.00	2,050.00	24,600.00	22,550.00
Landscape/Weed Control	0.00	270.00	270.00	0.00	3,240.00	3,240.00
Landscape/Flowers	0.00	150.00	150.00	0.00	1,800.00	1,800.00
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	62.50	62.50	0.00	750.00	750.00
Repairs & Maint:						
Tree Maintenance	0.00	150.00	150.00	0.00	1,800.00	1,800.00
Termite Treatment	0.00	83.33	83.33	0.00	1,000.00	1,000.00
Misc	0.00	100.00	100.00	0.00	1,200.00	1,200.00
Taxes/Prep	0.00	30.00	30.00	0.00	360.00	360.00
Website Expenses	(8.61)	0.00	8.61	(8.61)	0.00	8.61
Utilities - Electricity	18.98	125.00	106.02	18.98	1,500.00	1,481.02
Utilities - Water/Sewer	57.00	350.00	293.00	57.00	4,200.00	4,143.00
Total Administrative Expense	2,117.37	4,170.83	2,053.46	2,117.37	50,400.00	48,282.63
Net Income (Loss)	914.26			914.26		