

# Puckett Station Homeowners Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Income</b>							
4050 - INTEREST INCOME EARNED	29.42	375.00	(345.58)	3,243.14	3,375.00	(131.86)	4,500.00
4145 - Homeowner Fees	(320.00)	-	(320.00)	152,909.00	168,000.00	(15,091.00)	224,000.00
4150 - LATE FEES	-	-	-	2,272.00	-	2,272.00	-
4160 - FINES	-	-	-	1,150.00	-	1,150.00	-
4175 - WORKING CAPITAL CONTRIBUTION	250.00	250.00	-	3,500.00	3,000.00	500.00	4,000.00
4300 - Unallocated Income	3,925.00	-	3,925.00	3,925.00	-	3,925.00	-
4355 - POOL KEY	35.00	-	35.00	335.00	-	335.00	-
<b>Total Operating Income</b>	<b>3,919.42</b>	<b>625.00</b>	<b>3,294.42</b>	<b>167,334.14</b>	<b>174,375.00</b>	<b>(7,040.86)</b>	<b>232,500.00</b>
<b>Expense</b>							
<b>Administrative Expenses</b>							
5120 - MANAGEMENT FEE	1,600.00	2,722.08	1,122.08	23,308.80	24,498.72	1,189.92	32,664.96
5128 - LEGAL FEE - OTHER THAN DELINQUENCY	-	62.50	62.50	1,005.00	562.50	(442.50)	750.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	-	-	-	(1,420.50)	-	1,420.50	-
5130 - OFFICE SUPPLIES	2,013.33	375.00	(1,638.33)	4,285.50	3,375.00	(910.50)	4,500.00
<b>Total Administrative Expenses</b>	<b>3,613.33</b>	<b>3,159.58</b>	<b>(453.75)</b>	<b>27,178.80</b>	<b>28,436.22</b>	<b>1,257.42</b>	<b>37,914.96</b>
<b>Social - Marketing</b>							
5210 - WEBSITE	10.44	76.00	65.56	618.44	684.00	65.56	912.00
5240 - SOCIAL	-	166.67	166.67	1,442.69	1,500.03	57.34	2,000.00
5250 - ANNUAL MEETING	-	50.00	50.00	-	50.00	50.00	50.00
5260 - HOLIDAY DECORATIONS	-	83.33	83.33	737.50	749.97	12.47	1,000.00
<b>Total Social - Marketing</b>	<b>10.44</b>	<b>376.00</b>	<b>365.56</b>	<b>2,798.63</b>	<b>2,984.00</b>	<b>185.37</b>	<b>3,962.00</b>
<b>Utility Expense</b>							
5400 - ELECTRICITY	-	515.25	515.25	3,911.62	4,637.25	725.63	6,183.04
5410 - WATER/SEWER	631.07	145.83	(485.24)	2,505.06	1,312.47	(1,192.59)	1,750.00
5430 - TRASH REMOVAL	-	97.50	97.50	810.00	877.50	67.50	1,170.00
<b>Total Utility Expense</b>	<b>631.07</b>	<b>758.58</b>	<b>127.51</b>	<b>7,226.68</b>	<b>6,827.22</b>	<b>(399.46)</b>	<b>9,103.04</b>
<b>Grounds/Landscape</b>							
5600 - LAWN CARE CONTRACT SERVICES	6,307.00	6,441.67	134.67	54,195.00	57,975.03	3,780.03	77,300.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	-	826.67	826.67	13,302.50	7,440.03	(5,862.47)	9,920.00
5670 - IRRIGATION	-	208.33	208.33	3,921.20	1,874.97	(2,046.23)	2,500.00
<b>Total Grounds/Landscape</b>	<b>6,307.00</b>	<b>7,476.67</b>	<b>1,169.67</b>	<b>71,418.70</b>	<b>67,290.03</b>	<b>(4,128.67)</b>	<b>89,720.00</b>
<b>Amenity Maintenance/Supplies</b>							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	-	1,125.00	1,125.00	11,295.00	10,125.00	(1,170.00)	13,500.00
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	71.34	583.33	511.99	97,732.47	5,249.97	(92,482.50)	7,000.00
5746 - POOL TELEPHONE	-	548.33	548.33	6,585.11	4,934.97	(1,650.14)	6,580.00
<b>Total Amenity Maintenance/Supplies</b>	<b>71.34</b>	<b>2,256.66</b>	<b>2,185.32</b>	<b>115,612.58</b>	<b>20,309.94</b>	<b>(95,302.64)</b>	<b>27,080.00</b>

# Puckett Station Homeowners Association

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Maintenance Expense</b>							
5833 - GENERAL MAINT.	-	125.00	125.00	2,020.55	1,125.00	(895.55)	1,500.00
<b>Total Maintenance Expense</b>	<b>-</b>	<b>125.00</b>	<b>125.00</b>	<b>2,020.55</b>	<b>1,125.00</b>	<b>(895.55)</b>	<b>1,500.00</b>
<b>Taxes, Insurance, License, Permits</b>							
5902 - TAX PREPARATION	-	16.67	16.67	195.00	150.03	(44.97)	200.00
5904 - PROPERTY TAXES	-	216.67	216.67	-	1,950.03	1,950.03	2,600.00
5908 - INSURANCE PROPERTY	-	625.00	625.00	7,259.00	5,625.00	(1,634.00)	7,500.00
<b>Total Taxes, Insurance, License, Permits</b>	<b>-</b>	<b>858.34</b>	<b>858.34</b>	<b>7,454.00</b>	<b>7,725.06</b>	<b>271.06</b>	<b>10,300.00</b>
<b>Total Operating Expense</b>	<b>10,633.18</b>	<b>15,010.83</b>	<b>4,377.65</b>	<b>233,709.94</b>	<b>134,697.47</b>	<b>(99,012.47)</b>	<b>179,580.00</b>
<b>Net Operating Income</b>	<b>(6,713.76)</b>	<b>(14,385.83)</b>	<b>7,672.07</b>	<b>(66,375.80)</b>	<b>39,677.53</b>	<b>(106,053.33)</b>	<b>52,920.00</b>
<b>Janitorial</b>							
5807 - PLAYGROUND EQUIPMENT	-	41.67	41.67	3,326.40	375.03	(2,951.37)	500.00
<b>Total Janitorial</b>	<b>-</b>	<b>41.67</b>	<b>41.67</b>	<b>3,326.40</b>	<b>375.03</b>	<b>(2,951.37)</b>	<b>500.00</b>
<b>Reserve Transfers</b>							
7036 - GENERAL RESERVE	4,356.09	4,326.67	(29.42)	38,969.45	38,940.03	(29.42)	51,920.00
<b>Total Reserve Transfers</b>	<b>4,356.09</b>	<b>4,326.67</b>	<b>(29.42)</b>	<b>38,969.45</b>	<b>38,940.03</b>	<b>(29.42)</b>	<b>51,920.00</b>
<b>Net Income</b>	<b>(11,069.85)</b>	<b>(18,754.17)</b>	<b>7,684.32</b>	<b>(108,671.65)</b>	<b>362.47</b>	<b>(109,034.12)</b>	<b>500.00</b>

# Puckett Station Homeowners Association

## Balance Sheet For 9/30/2025

---

**Assets**

1040 - PINNACLE BANK OPERATING	\$17,188.46
1246 - PINNACLE BANK MONEY MARKET	\$68,066.37
1260 - CD -InsBank 4.25% 11/1/2025	\$135,000.00

**Total Assets**

	<u>\$220,254.83</u>
<b>Total Assets</b>	<u><u>\$220,254.83</u></u>

---

**Liabilities**

2125 - Accounts Payable	\$105.00
-------------------------	----------

**Total Liabilities**\$105.00**Reserve**

3620 - RESERVES	\$203,066.37
-----------------	--------------

**Total Reserve**\$203,066.37**Reserve -Equity**

3040 - GENERAL RESERVES	\$91,505.61
3102 - Retained Earnings	\$34,249.50
3500 - NET INCOME	(\$108,671.65)

**Total Reserve -Equity**\$17,083.46**Total Liabilities / Equity**\$220,254.83

---