

# Puckett Station Homeowners Association

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Income</b>							
4050 - INTEREST INCOME EARNED	70.33	375.00	(304.67)	3,313.47	3,750.00	(436.53)	4,500.00
4145 - Homeowner Fees	42,160.00	56,000.00	(13,840.00)	195,069.00	224,000.00	(28,931.00)	224,000.00
4150 - LATE FEES	240.00	-	240.00	2,512.00	-	2,512.00	-
4160 - FINES	150.00	-	150.00	1,300.00	-	1,300.00	-
4175 - WORKING CAPITAL CONTRIBUTION	1,000.00	250.00	750.00	4,500.00	3,250.00	1,250.00	4,000.00
4300 - Unallocated Income	(6,422.00)	-	(6,422.00)	(2,497.00)	-	(2,497.00)	-
4355 - POOL KEY	25.00	-	25.00	360.00	-	360.00	-
<b>Total Operating Income</b>	<b>37,223.33</b>	<b>56,625.00</b>	<b>(19,401.67)</b>	<b>204,557.47</b>	<b>231,000.00</b>	<b>(26,442.53)</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	24,908.80	27,220.80	2,312.00	32,664.96
5128 - LEGAL FEE - OTHER THAN DELINQUENCY	-	62.50	62.50	1,005.00	625.00	(380.00)	750.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	75.00	-	(75.00)	(1,345.50)	-	1,345.50	-
5130 - OFFICE SUPPLIES	896.02	375.00	(521.02)	5,181.52	3,750.00	(1,431.52)	4,500.00
<b>Total Administrative Expenses</b>	<b>2,571.02</b>	<b>3,159.58</b>	<b>588.56</b>	<b>29,749.82</b>	<b>31,595.80</b>	<b>1,845.98</b>	<b>37,914.96</b>
<b>Social - Marketing</b>							
5210 - WEBSITE	-	76.00	76.00	618.44	760.00	141.56	912.00
5240 - SOCIAL	-	166.67	166.67	1,442.69	1,666.70	224.01	2,000.00
5250 - ANNUAL MEETING	-	-	-	-	50.00	50.00	50.00
5260 - HOLIDAY DECORATIONS	-	83.33	83.33	737.50	833.30	95.80	1,000.00
<b>Total Social - Marketing</b>	<b>-</b>	<b>326.00</b>	<b>326.00</b>	<b>2,798.63</b>	<b>3,310.00</b>	<b>511.37</b>	<b>3,962.00</b>
<b>Utility Expense</b>							
5400 - ELECTRICITY	646.23	515.25	(130.98)	4,557.85	5,152.50	594.65	6,183.04
5410 - WATER/SEWER	662.34	145.83	(516.51)	3,167.40	1,458.30	(1,709.10)	1,750.00
5430 - TRASH REMOVAL	180.00	97.50	(82.50)	990.00	975.00	(15.00)	1,170.00
<b>Total Utility Expense</b>	<b>1,488.57</b>	<b>758.58</b>	<b>(729.99)</b>	<b>8,715.25</b>	<b>7,585.80</b>	<b>(1,129.45)</b>	<b>9,103.04</b>
<b>Grounds/Landscape</b>							
5600 - LAWN CARE CONTRACT SERVICES	6,307.00	6,441.67	134.67	60,502.00	64,416.70	3,914.70	77,300.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	-	826.67	826.67	13,302.50	8,266.70	(5,035.80)	9,920.00
5670 - IRRIGATION	-	208.33	208.33	3,921.20	2,083.30	(1,837.90)	2,500.00
<b>Total Grounds/Landscape</b>	<b>6,307.00</b>	<b>7,476.67</b>	<b>1,169.67</b>	<b>77,725.70</b>	<b>74,766.70</b>	<b>(2,959.00)</b>	<b>89,720.00</b>
<b>Amenity Maintenance/Supplies</b>							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	1,255.00	1,125.00	(130.00)	12,550.00	11,250.00	(1,300.00)	13,500.00
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	805.21	583.33	(221.88)	98,537.68	5,833.30	(92,704.38)	7,000.00
5746 - POOL TELEPHONE	161.64	548.33	386.69	6,746.75	5,483.30	(1,263.45)	6,580.00
<b>Total Amenity Maintenance/Supplies</b>	<b>2,221.85</b>	<b>2,256.66</b>	<b>34.81</b>	<b>117,834.43</b>	<b>22,566.60</b>	<b>(95,267.83)</b>	<b>27,080.00</b>

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	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	1,250.00	(770.55)	1,500.00
5862 - STORAGE UNIT RENTAL	384.00	-	(384.00)	384.00	-	(384.00)	-
<b>Total Maintenance Expense</b>	<b>384.00</b>	<b>125.00</b>	<b>(259.00)</b>	<b>2,404.55</b>	<b>1,250.00</b>	<b>(1,154.55)</b>	<b>1,500.00</b>
<b>Taxes, Insurance, License, Permits</b>							
5902 - TAX PREPARATION	-	16.67	16.67	195.00	166.70	(28.30)	200.00
5904 - PROPERTY TAXES	-	216.67	216.67	-	2,166.70	2,166.70	2,600.00
5908 - INSURANCE PROPERTY	-	625.00	625.00	7,259.00	6,250.00	(1,009.00)	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>8,583.40</b>	<b>1,129.40</b>	<b>10,300.00</b>
<b>Total Operating Expense</b>	<b>12,972.44</b>	<b>14,960.83</b>	<b>1,988.39</b>	<b>246,682.38</b>	<b>149,658.30</b>	<b>(97,024.08)</b>	<b>179,580.00</b>
<b>Net Operating Income</b>	<b>24,250.89</b>	<b>41,664.17</b>	<b>(17,413.28)</b>	<b>(42,124.91)</b>	<b>81,341.70</b>	<b>(123,466.61)</b>	<b>52,920.00</b>
<b>Janitorial</b>							
5807 - PLAYGROUND EQUIPMENT	-	41.67	41.67	3,326.40	416.70	(2,909.70)	500.00
<b>Total Janitorial</b>	<b>-</b>	<b>41.67</b>	<b>41.67</b>	<b>3,326.40</b>	<b>416.70</b>	<b>(2,909.70)</b>	<b>500.00</b>
<b>Reserve Transfers</b>							
7036 - GENERAL RESERVE	4,397.00	4,326.67	(70.33)	43,366.45	43,266.70	(99.75)	51,920.00
<b>Total Reserve Transfers</b>	<b>4,397.00</b>	<b>4,326.67</b>	<b>(70.33)</b>	<b>43,366.45</b>	<b>43,266.70</b>	<b>(99.75)</b>	<b>51,920.00</b>
<b>Net Income</b>	<b>19,853.89</b>	<b>37,295.83</b>	<b>(17,441.94)</b>	<b>(88,817.76)</b>	<b>37,658.30</b>	<b>(126,476.06)</b>	<b>500.00</b>

# Puckett Station Homeowners Association

## Balance Sheet For 10/31/2025

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**Assets**

1040 - PINNACLE BANK OPERATING	\$37,042.35	
1246 - PINNACLE BANK MONEY MARKET	\$72,463.37	
1260 - CD -InsBank 4.25% 11/1/2025	\$135,000.00	

**Total Assets**

		<u>\$244,505.72</u>
<b>Total Assets</b>		<u><u>\$244,505.72</u></u>

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**Reserve**

3620 - RESERVES	\$207,463.37	
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**Total Reserve**\$207,463.37**Reserve -Equity**

3040 - GENERAL RESERVES	\$91,505.61	
3102 - Retained Earnings	\$34,354.50	
3500 - NET INCOME	(\$88,817.76)	

**Total Reserve -Equity**\$37,042.35**Total Liabilities / Equity**\$244,505.72

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