

Puckett Station Homeowners Association

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
4050 - INTEREST INCOME EARNED	3,011.48	375.00	2,636.48	6,324.95	4,125.00	2,199.95	4,500.00
4145 - Homeowner Fees	3,650.00	-	3,650.00	198,719.00	224,000.00	(25,281.00)	224,000.00
4150 - LATE FEES	50.00	-	50.00	2,562.00	-	2,562.00	-
4160 - FINES	-	-	-	1,300.00	-	1,300.00	-
4170 - HOA TRANSFER FEES	250.00	-	250.00	250.00	-	250.00	-
4175 - WORKING CAPITAL CONTRIBUTION	1,000.00	500.00	500.00	5,500.00	3,750.00	1,750.00	4,000.00
4300 - Unallocated Income	350.00	-	350.00	(2,147.00)	-	(2,147.00)	-
4355 - POOL KEY	25.00	-	25.00	385.00	-	385.00	-
4425 - Trash fee	250.00	-	250.00	250.00	-	250.00	-
Total Operating Income	8,586.48	875.00	7,711.48	213,143.95	231,875.00	(18,731.05)	232,500.00
Expense							
Administrative Expenses							
5120 - MANAGEMENT FEE	1,600.00	2,722.08	1,122.08	26,508.80	29,942.88	3,434.08	32,664.96
5128 - LEGAL FEE - OTHER THAN DELINQUENCY	-	62.50	62.50	1,005.00	687.50	(317.50)	750.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	283.50	-	(283.50)	(1,062.00)	-	1,062.00	-
5130 - OFFICE SUPPLIES	277.42	375.00	97.58	5,458.94	4,125.00	(1,333.94)	4,500.00
Total Administrative Expenses	2,160.92	3,159.58	998.66	31,910.74	34,755.38	2,844.64	37,914.96
Social - Marketing							
5210 - WEBSITE	-	76.00	76.00	618.44	836.00	217.56	912.00
5240 - SOCIAL	-	166.67	166.67	1,442.69	1,833.37	390.68	2,000.00
5250 - ANNUAL MEETING	-	-	-	-	50.00	50.00	50.00
5260 - HOLIDAY DECORATIONS	1,270.00	83.33	(1,186.67)	2,007.50	916.63	(1,090.87)	1,000.00
Total Social - Marketing	1,270.00	326.00	(944.00)	4,068.63	3,636.00	(432.63)	3,962.00
Utility Expense							
5400 - ELECTRICITY	449.38	515.25	65.87	5,007.23	5,667.75	660.52	6,183.04
5410 - WATER/SEWER	69.43	145.83	76.40	3,236.83	1,604.13	(1,632.70)	1,750.00
5430 - TRASH REMOVAL	90.00	97.50	7.50	1,080.00	1,072.50	(7.50)	1,170.00
Total Utility Expense	608.81	758.58	149.77	9,324.06	8,344.38	(979.68)	9,103.04
Grounds/Landscape							
5600 - LAWNCARE CONTRACT SERVICES	6,307.00	6,441.67	134.67	66,809.00	70,858.37	4,049.37	77,300.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	250.00	826.67	576.67	13,552.50	9,093.37	(4,459.13)	9,920.00
5670 - IRRIGATION	-	208.33	208.33	3,921.20	2,291.63	(1,629.57)	2,500.00
Total Grounds/Landscape	6,557.00	7,476.67	919.67	84,282.70	82,243.37	(2,039.33)	89,720.00
Amenity Maintenance/Supplies							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	1,255.00	1,125.00	(130.00)	13,805.00	12,375.00	(1,430.00)	13,500.00
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	299.00	583.33	284.33	98,836.68	6,416.63	(92,420.05)	7,000.00

Puckett Station Homeowners Association

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5746 - POOL TELEPHONE	139.89	548.33	408.44	6,886.64	6,031.63	(855.01)	6,580.00
Total Amenity Maintenance/Supplies	1,693.89	2,256.66	562.77	119,528.32	24,823.26	(94,705.06)	27,080.00
Maintenance Expense							
5833 - GENERAL MAINT.	-	125.00	125.00	2,020.55	1,375.00	(645.55)	1,500.00
5862 - STORAGE UNIT RENTAL	192.00	-	(192.00)	576.00	-	(576.00)	-
Total Maintenance Expense	192.00	125.00	(67.00)	2,596.55	1,375.00	(1,221.55)	1,500.00
Taxes, Insurance, License, Permits							
5902 - TAX PREPARATION	-	16.67	16.67	195.00	183.37	(11.63)	200.00
5904 - PROPERTY TAXES	-	216.67	216.67	-	2,383.37	2,383.37	2,600.00
5908 - INSURANCE PROPERTY	-	625.00	625.00	7,259.00	6,875.00	(384.00)	7,500.00
Total Taxes, Insurance, License, Permits	-	858.34	858.34	7,454.00	9,441.74	1,987.74	10,300.00
Total Operating Expense	12,482.62	14,960.83	2,478.21	259,165.00	164,619.13	(94,545.87)	179,580.00
Net Operating Income	(3,896.14)	(14,085.83)	10,189.69	(46,021.05)	67,255.87	(113,276.92)	52,920.00
Janitorial							
5807 - PLAYGROUND EQUIPMENT	-	41.67	41.67	3,326.40	458.37	(2,868.03)	500.00
Total Janitorial	-	41.67	41.67	3,326.40	458.37	(2,868.03)	500.00
Reserve Transfers							
7036 - GENERAL RESERVE	7,338.15	4,326.67	(3,011.48)	50,704.60	47,593.37	(3,111.23)	51,920.00
Total Reserve Transfers	7,338.15	4,326.67	(3,011.48)	50,704.60	47,593.37	(3,111.23)	51,920.00
Net Income	(11,234.29)	(18,454.17)	7,219.88	(100,052.05)	19,204.13	(119,256.18)	500.00

Puckett Station Homeowners Association

Balance Sheet For 11/30/2025

Assets

1040 - PINNACLE BANK OPERATING	\$25,808.06
1246 - PINNACLE BANK MONEY MARKET	\$76,861.97
1260 - CD -InsBank 4.25% 11/1/2025	\$137,939.55

Total Assets

Total Assets	\$240,609.58
	\$240,609.58

Reserve

3620 - RESERVES	\$214,801.52
-----------------	--------------

Total Reserve

\$214,801.52

Reserve -Equity

3040 - GENERAL RESERVES	\$91,505.61
3102 - Retained Earnings	\$34,354.50
3500 - NET INCOME	(\$100,052.05)

Total Reserve -Equity

\$25,808.06

Total Liabilities / Equity

\$240,609.58
