

Puckett Station Homeowners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
4050 - INTEREST INCOME EARNED	79.09	375.00	(295.91)	6,404.04	4,500.00	1,904.04	4,500.00
4145 - Homeowner Fees	3,955.00	-	3,955.00	202,674.00	224,000.00	(21,326.00)	224,000.00
4150 - LATE FEES	-	-	-	2,562.00	-	2,562.00	-
4160 - FINES	-	-	-	1,300.00	-	1,300.00	-
4170 - HOA TRANSFER FEES	250.00	-	250.00	500.00	-	500.00	-
4175 - WORKING CAPITAL CONTRIBUTION	500.00	250.00	250.00	6,000.00	4,000.00	2,000.00	4,000.00
4300 - Unallocated Income	10,560.00	-	10,560.00	8,413.00	-	8,413.00	-
4355 - POOL KEY	10.00	-	10.00	395.00	-	395.00	-
4425 - Trash fee	250.00	-	250.00	500.00	-	500.00	-
Total Operating Income	15,604.09	625.00	14,979.09	228,748.04	232,500.00	(3,751.96)	232,500.00
Expense							
Administrative Expenses							
5120 - MANAGEMENT FEE	1,600.00	2,722.08	1,122.08	28,108.80	32,664.96	4,556.16	32,664.96
5125 - INTERNET	(185.68)	-	185.68	(185.68)	-	185.68	-
5128 - LEGAL FEE - OTHER THAN DELINQUENCY	-	62.50	62.50	1,005.00	750.00	(255.00)	750.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	-	-	-	(1,062.00)	-	1,062.00	-
5130 - OFFICE SUPPLIES	102.66	375.00	272.34	5,561.60	4,500.00	(1,061.60)	4,500.00
Total Administrative Expenses	1,516.98	3,159.58	1,642.60	33,427.72	37,914.96	4,487.24	37,914.96
Social - Marketing							
5210 - WEBSITE	-	76.00	76.00	618.44	912.00	293.56	912.00
5240 - SOCIAL	-	166.63	166.63	1,442.69	2,000.00	557.31	2,000.00
5250 - ANNUAL MEETING	-	-	-	-	50.00	50.00	50.00
5260 - HOLIDAY DECORATIONS	-	83.37	83.37	2,007.50	1,000.00	(1,007.50)	1,000.00
Total Social - Marketing	-	326.00	326.00	4,068.63	3,962.00	(106.63)	3,962.00
Utility Expense							
5400 - ELECTRICITY	174.98	515.29	340.31	5,182.21	6,183.04	1,000.83	6,183.04
5410 - WATER/SEWER	-	145.87	145.87	3,236.83	1,750.00	(1,486.83)	1,750.00
5430 - TRASH REMOVAL	-	97.50	97.50	1,080.00	1,170.00	90.00	1,170.00
Total Utility Expense	174.98	758.66	583.68	9,499.04	9,103.04	(396.00)	9,103.04
Grounds/Landscape							
5600 - LAWNCARE CONTRACT SERVICES	6,307.00	6,441.63	134.63	73,116.00	77,300.00	4,184.00	77,300.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	-	826.63	826.63	13,552.50	9,920.00	(3,632.50)	9,920.00
5670 - IRRIGATION	-	208.37	208.37	3,921.20	2,500.00	(1,421.20)	2,500.00
Total Grounds/Landscape	6,307.00	7,476.63	1,169.63	90,589.70	89,720.00	(869.70)	89,720.00
Amenity Maintenance/Supplies							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	-	1,125.00	1,125.00	13,805.00	13,500.00	(305.00)	13,500.00

Puckett Station Homeowners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	(71.34)	583.37	654.71	98,765.34	7,000.00	(91,765.34)	7,000.00
5746 - POOL TELEPHONE	-	548.37	548.37	6,886.64	6,580.00	(306.64)	6,580.00
Total Amenity Maintenance/Supplies	(71.34)	2,256.74	2,328.08	119,456.98	27,080.00	(92,376.98)	27,080.00
Maintenance Expense							
5833 - GENERAL MAINT.	-	125.00	125.00	2,020.55	1,500.00	(520.55)	1,500.00
5862 - STORAGE UNIT RENTAL	192.00	-	(192.00)	768.00	-	(768.00)	-
Total Maintenance Expense	192.00	125.00	(67.00)	2,788.55	1,500.00	(1,288.55)	1,500.00
Taxes, Insurance, License, Permits							
5902 - TAX PREPARATION	-	16.63	16.63	195.00	200.00	5.00	200.00
5904 - PROPERTY TAXES	-	216.63	216.63	-	2,600.00	2,600.00	2,600.00
5908 - INSURANCE PROPERTY	-	625.00	625.00	7,259.00	7,500.00	241.00	7,500.00
Total Taxes, Insurance, License, Permits	-	858.26	858.26	7,454.00	10,300.00	2,846.00	10,300.00
Total Operating Expense	8,119.62	14,960.87	6,841.25	267,284.62	179,580.00	(87,704.62)	179,580.00
Net Operating Income	7,484.47	(14,335.87)	21,820.34	(38,536.58)	52,920.00	(91,456.58)	52,920.00
Janitorial							
5807 - PLAYGROUND EQUIPMENT	-	41.63	41.63	3,326.40	500.00	(2,826.40)	500.00
Total Janitorial	-	41.63	41.63	3,326.40	500.00	(2,826.40)	500.00
Reserve Transfers							
7036 - GENERAL RESERVE	4,405.76	4,326.63	(79.13)	55,110.36	51,920.00	(3,190.36)	51,920.00
Total Reserve Transfers	4,405.76	4,326.63	(79.13)	55,110.36	51,920.00	(3,190.36)	51,920.00
Net Income	3,078.71	(18,704.13)	21,782.84	(96,973.34)	500.00	(97,473.34)	500.00

Puckett Station Homeowners Association

Balance Sheet For 12/31/2025

Assets

1040 - PINNACLE BANK OPERATING	\$28,886.77
1246 - PINNACLE BANK MONEY MARKET	\$81,267.73
1260 - CD -InsBank 4.25% 11/1/2025	\$137,939.55

Total Assets

Total Assets	\$248,094.05
	\$248,094.05

Reserve

3620 - RESERVES	\$219,207.28
-----------------	--------------

Total Reserve**\$219,207.28****Reserve -Equity**

3040 - GENERAL RESERVES	\$91,505.61
3102 - Retained Earnings	\$34,354.50
3500 - NET INCOME	(\$96,973.34)

Total Reserve -Equity**\$28,886.77****Total Liabilities / Equity****\$248,094.05**
