

Puckett Station Homeowners Association

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
4050 - INTEREST INCOME EARNED	83.31	-	83.31	83.31	-	83.31	-
4145 - Homeowner Fees	44,520.00	56,000.00	(11,480.00)	44,520.00	56,000.00	(11,480.00)	224,000.00
4160 - FINES	150.00	-	150.00	150.00	-	150.00	-
4170 - HOA TRANSFER FEES	-	500.00	(500.00)	-	500.00	(500.00)	4,500.00
4175 - WORKING CAPITAL CONTRIBUTION	-	500.00	(500.00)	-	500.00	(500.00)	4,500.00
Total Operating Income	44,753.31	57,000.00	(12,246.69)	44,753.31	57,000.00	(12,246.69)	233,000.00
Expense							
Administrative Expenses							
5120 - MANAGEMENT FEE	1,600.00	1,600.00	-	1,600.00	1,600.00	-	19,200.00
5121 - PROFESSIONAL FEE	-	-	-	-	-	-	1,000.00
5125 - INTERNET	139.89	200.00	60.11	139.89	200.00	60.11	2,400.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	33.00	-	(33.00)	33.00	-	(33.00)	-
5130 - OFFICE SUPPLIES	651.51	250.00	(401.51)	651.51	250.00	(401.51)	4,300.00
Total Administrative Expenses	2,424.40	2,050.00	(374.40)	2,424.40	2,050.00	(374.40)	26,900.00
Social - Marketing							
5240 - SOCIAL	557.00	-	(557.00)	557.00	-	(557.00)	2,000.00
5260 - HOLIDAY DECORATIONS	-	500.00	500.00	-	500.00	500.00	800.00
Total Social - Marketing	557.00	500.00	(57.00)	557.00	500.00	(57.00)	2,800.00
Utility Expense							
5400 - ELECTRICITY	399.67	350.00	(49.67)	399.67	350.00	(49.67)	6,000.00
5410 - WATER/SEWER	-	55.00	55.00	-	55.00	55.00	2,460.00
5430 - TRASH REMOVAL	90.00	90.00	-	90.00	90.00	-	1,080.00
Total Utility Expense	489.67	495.00	5.33	489.67	495.00	5.33	9,540.00
Security/Safety							
5510 - SECURITY/CAMERA	-	-	-	-	-	-	4,000.00
Total Security/Safety	-	-	-	-	-	-	4,000.00
Grounds/Landscape							
5600 - LAWN CARE CONTRACT SERVICES	6,307.00	6,392.00	85.00	6,307.00	6,392.00	85.00	76,704.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	-	-	-	-	-	-	10,000.00
5670 - IRRIGATION	-	-	-	-	-	-	900.00
Total Grounds/Landscape	6,307.00	6,392.00	85.00	6,307.00	6,392.00	85.00	87,604.00
Amenity Maintenance/Supplies							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	1,252.00	1,147.67	(104.33)	1,252.00	1,147.67	(104.33)	13,772.00
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	-	-	-	-	-	-	5,000.00
Total Amenity Maintenance/Supplies	1,252.00	1,147.67	(104.33)	1,252.00	1,147.67	(104.33)	18,772.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance Expense							
5833 - GENERAL MAINT.	765.19	125.00	(640.19)	765.19	125.00	(640.19)	1,500.00
5862 - STORAGE UNIT RENTAL	192.00	238.00	46.00	192.00	238.00	46.00	2,856.00
Total Maintenance Expense	957.19	363.00	(594.19)	957.19	363.00	(594.19)	4,356.00
Taxes, Insurance, License, Permits							
5902 - TAX PREPARATION	475.00	455.00	(20.00)	475.00	455.00	(20.00)	730.00
5903 - COUNTY PROPERTY TAXES	-	-	-	-	-	-	1,694.00
5904 - PROPERTY TAXES	-	-	-	-	-	-	862.00
5908 - INSURANCE PROPERTY	4,168.00	4,857.00	689.00	4,168.00	4,857.00	689.00	4,857.00
5913 - LICENSES, SOS, CTA FILING	-	-	-	-	-	-	45.00
Total Taxes, Insurance, License, Permits	4,643.00	5,312.00	669.00	4,643.00	5,312.00	669.00	8,188.00
Total Operating Expense	16,630.26	16,259.67	(370.59)	16,630.26	16,259.67	(370.59)	162,160.00
Net Operating Income	28,123.05	40,740.33	(12,617.28)	28,123.05	40,740.33	(12,617.28)	70,840.00
Janitorial							
5807 - PLAYGROUND EQUIPMENT	-	-	-	-	-	-	4,000.00
Total Janitorial	-	-	-	-	-	-	4,000.00
Reserve Transfers							
7036 - GENERAL RESERVE	5,653.31	5,570.00	(83.31)	5,653.31	5,570.00	(83.31)	66,840.00
Total Reserve Transfers	5,653.31	5,570.00	(83.31)	5,653.31	5,570.00	(83.31)	66,840.00
Net Income	22,469.74	35,170.33	(12,700.59)	22,469.74	35,170.33	(12,700.59)	-

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Balance Sheet For 1/31/2026

Assets

1040 - PINNACLE BANK OPERATING	\$43,886.51
1246 - PINNACLE BANK MONEY MARKET	\$86,921.04
1260 - CD -InsBank 4.25% 11/1/2025	\$137,939.55

Total Assets

Total Assets	\$268,747.10
	\$268,747.10

Liabilities

2128 - HOMEOWNER PREPAIDS	\$7,680.00
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Total Liabilities**\$7,680.00****Reserve**

3620 - RESERVES	\$224,860.59
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Total Reserve**\$224,860.59****Reserve -Equity**

3040 - GENERAL RESERVES	\$91,505.61
3050 - UNALLOCATED RESERVES	(\$15,150.00)
3102 - Retained Earnings	(\$62,618.84)
3500 - NET INCOME	\$22,469.74

Total Reserve -Equity**\$36,206.51****Total Liabilities / Equity** **\$268,747.10**