

Puckett Station Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
4050 - INTEREST INCOME EARNED	80.11	-	80.11	163.42	-	163.42	-
4145 - Homeowner Fees	3,033.00	-	3,033.00	47,553.00	56,000.00	(8,447.00)	224,000.00
4160 - FINES	400.00	-	400.00	550.00	-	550.00	-
4170 - HOA TRANSFER FEES	250.00	-	250.00	250.00	500.00	(250.00)	4,500.00
4175 - WORKING CAPITAL CONTRIBUTION	250.00	-	250.00	250.00	500.00	(250.00)	4,500.00
Total Operating Income	4,013.11	-	4,013.11	48,766.42	57,000.00	(8,233.58)	233,000.00
Expense							
Administrative Expenses							
5120 - MANAGEMENT FEE	1,600.00	1,600.00	-	3,200.00	3,200.00	-	19,200.00
5121 - PROFESSIONAL FEE	-	-	-	-	-	-	1,000.00
5125 - INTERNET	140.19	200.00	59.81	280.08	400.00	119.92	2,400.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	-	-	-	33.00	-	(33.00)	-
5130 - OFFICE SUPPLIES	292.00	250.00	(42.00)	943.51	500.00	(443.51)	4,300.00
Total Administrative Expenses	2,032.19	2,050.00	17.81	4,456.59	4,100.00	(356.59)	26,900.00
Social - Marketing							
5240 - SOCIAL	-	-	-	557.00	-	(557.00)	2,000.00
5260 - HOLIDAY DECORATIONS	-	300.00	300.00	-	800.00	800.00	800.00
Total Social - Marketing	-	300.00	300.00	557.00	800.00	243.00	2,800.00
Utility Expense							
5400 - ELECTRICITY	393.40	300.00	(93.40)	793.07	650.00	(143.07)	6,000.00
5410 - WATER/SEWER	121.08	55.00	(66.08)	121.08	110.00	(11.08)	2,460.00
5430 - TRASH REMOVAL	135.00	90.00	(45.00)	225.00	180.00	(45.00)	1,080.00
Total Utility Expense	649.48	445.00	(204.48)	1,139.15	940.00	(199.15)	9,540.00
Security/Safety							
5510 - SECURITY/CAMERA	-	-	-	-	-	-	4,000.00
Total Security/Safety	-	-	-	-	-	-	4,000.00
Grounds/Landscape							
5600 - LAWN/CARE CONTRACT SERVICES	6,392.00	6,392.00	-	12,699.00	12,784.00	85.00	76,704.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	220.00	-	(220.00)	220.00	-	(220.00)	10,000.00
5670 - IRRIGATION	-	-	-	-	-	-	900.00
Total Grounds/Landscape	6,612.00	6,392.00	(220.00)	12,919.00	12,784.00	(135.00)	87,604.00
Amenity Maintenance/Supplies							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	1,252.00	1,147.67	(104.33)	2,504.00	2,295.34	(208.66)	13,772.00
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	-	-	-	-	-	-	5,000.00
Total Amenity Maintenance/Supplies	1,252.00	1,147.67	(104.33)	2,504.00	2,295.34	(208.66)	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.	(179.58)	125.00	304.58	585.61	250.00	(335.61)	1,500.00
5862 - STORAGE UNIT RENTAL	238.00	238.00	-	430.00	476.00	46.00	2,856.00
Total Maintenance Expense	58.42	363.00	304.58	1,015.61	726.00	(289.61)	4,356.00
Taxes, Insurance, License, Permits							
5902 - TAX PREPARATION	-	-	-	475.00	455.00	(20.00)	730.00
5903 - COUNTY PROPERTY TAXES	1,709.00	1,694.00	(15.00)	1,709.00	1,694.00	(15.00)	1,694.00
5904 - PROPERTY TAXES	864.00	862.00	(2.00)	864.00	862.00	(2.00)	862.00
5908 - INSURANCE PROPERTY	416.00	-	(416.00)	4,584.00	4,857.00	273.00	4,857.00
5913 - LICENSES, SOS, CTA FILING	-	-	-	-	-	-	45.00
Total Taxes, Insurance, License, Permits	2,989.00	2,556.00	(433.00)	7,632.00	7,868.00	236.00	8,188.00
Total Operating Expense	13,593.09	13,253.67	(339.42)	30,223.35	29,513.34	(710.01)	162,160.00
Net Operating Income	(9,579.98)	(13,253.67)	3,673.69	18,543.07	27,486.66	(8,943.59)	70,840.00
Janitorial							
5807 - PLAYGROUND EQUIPMENT	-	-	-	-	-	-	4,000.00
Total Janitorial	-	-	-	-	-	-	4,000.00
Reserve Transfers							
7036 - GENERAL RESERVE	5,650.11	5,570.00	(80.11)	11,303.42	11,140.00	(163.42)	66,840.00
Total Reserve Transfers	5,650.11	5,570.00	(80.11)	11,303.42	11,140.00	(163.42)	66,840.00
Net Income	(15,230.09)	(18,823.67)	3,593.58	7,239.65	16,346.66	(9,107.01)	-

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Balance Sheet For 2/28/2026

Assets

1040 - PINNACLE BANK OPERATING	\$29,106.42
1246 - PINNACLE BANK MONEY MARKET	\$92,571.15
1260 - CD -InsBank 4.25% 11/1/2025	\$137,939.55

Total Assets

Total Assets	\$259,617.12
	\$259,617.12

Liabilities

2128 - HOMEOWNER PREPAIDS	\$8,130.00
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Total Liabilities

\$8,130.00

Reserve

3620 - RESERVES	\$230,510.70
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Total Reserve

\$230,510.70

Reserve -Equity

3040 - GENERAL RESERVES	\$91,505.61
3050 - UNALLOCATED RESERVES	(\$15,150.00)
3102 - Retained Earnings	(\$62,618.84)
3500 - NET INCOME	\$7,239.65

Total Reserve -Equity

\$20,976.42

Total Liabilities / Equity

\$259,617.12
