

Puckett Station Homeowners Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
4050 - INTEREST INCOME EARNED	92.36	-	92.36	255.78	-	255.78	-
4145 - Homeowner Fees	2,775.00	-	2,775.00	50,328.00	56,000.00	(5,672.00)	224,000.00
4160 - FINES	75.00	-	75.00	625.00	-	625.00	-
4170 - HOA TRANSFER FEES	1,000.00	250.00	750.00	1,250.00	750.00	500.00	4,500.00
4175 - WORKING CAPITAL CONTRIBUTION	1,000.00	250.00	750.00	1,250.00	750.00	500.00	4,500.00
Total Operating Income	4,942.36	500.00	4,442.36	53,708.78	57,500.00	(3,791.22)	233,000.00
Expense							
Administrative Expenses							
5120 - MANAGEMENT FEE	1,600.00	1,600.00	-	4,800.00	4,800.00	-	19,200.00
5121 - PROFESSIONAL FEE	-	-	-	-	-	-	1,000.00
5125 - INTERNET	139.83	200.00	60.17	419.91	600.00	180.09	2,400.00
5129 - LEGAL FEES ASSOCIATED TO DELINQUENCY	-	-	-	33.00	-	(33.00)	-
5130 - OFFICE SUPPLIES	196.48	250.00	53.52	1,139.99	750.00	(389.99)	4,300.00
Total Administrative Expenses	1,936.31	2,050.00	113.69	6,392.90	6,150.00	(242.90)	26,900.00
Social - Marketing							
5240 - SOCIAL	-	75.00	75.00	557.00	75.00	(482.00)	2,000.00
5260 - HOLIDAY DECORATIONS	-	-	-	-	800.00	800.00	800.00
Total Social - Marketing	-	75.00	75.00	557.00	875.00	318.00	2,800.00
Utility Expense							
5400 - ELECTRICITY	462.89	350.00	(112.89)	1,255.96	1,000.00	(255.96)	6,000.00
5410 - WATER/SEWER	886.24	55.00	(831.24)	1,007.32	165.00	(842.32)	2,460.00
5430 - TRASH REMOVAL	90.00	90.00	-	315.00	270.00	(45.00)	1,080.00
Total Utility Expense	1,439.13	495.00	(944.13)	2,578.28	1,435.00	(1,143.28)	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	-	19,091.00	19,176.00	85.00	76,704.00
5620 - MISC LANDSCAPING SUPPLIES / SERVICES	-	5,000.00	5,000.00	220.00	5,000.00	4,780.00	10,000.00
5670 - IRRIGATION	-	-	-	-	-	-	900.00
Total Grounds/Landscape	6,392.00	11,392.00	5,000.00	19,311.00	24,176.00	4,865.00	87,604.00
Amenity Maintenance/Supplies							
5717 - POOL MAINTENANCE/SERVICE CONTRACT	1,252.00	1,147.67	(104.33)	3,756.00	3,443.01	(312.99)	13,772.00
5740 - POOL MAINTENANCE SUPPLIES AND REPAIRS	-	-	-	-	-	-	5,000.00
Total Amenity Maintenance/Supplies	1,252.00	1,147.67	(104.33)	3,756.00	3,443.01	(312.99)	18,772.00

Puckett Station Homeowners Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance Expense							
5833 - GENERAL MAINT.	(75.00)	125.00	200.00	510.61	375.00	(135.61)	1,500.00
5862 - STORAGE UNIT RENTAL	-	238.00	238.00	430.00	714.00	284.00	2,856.00
Total Maintenance Expense	(75.00)	363.00	438.00	940.61	1,089.00	148.39	4,356.00
Taxes, Insurance, License, Permits							
5902 - TAX PREPARATION	275.00	-	(275.00)	750.00	455.00	(295.00)	730.00
5903 - COUNTY PROPERTY TAXES	-	-	-	1,709.00	1,694.00	(15.00)	1,694.00
5904 - PROPERTY TAXES	-	-	-	864.00	862.00	(2.00)	862.00
5908 - INSURANCE PROPERTY	689.00	-	(689.00)	5,273.00	4,857.00	(416.00)	4,857.00
5913 - LICENSES, SOS, CTA FILING	45.00	45.00	-	45.00	45.00	-	45.00
5914 - POOL PERMIT	680.00	-	(680.00)	680.00	-	(680.00)	-
Total Taxes, Insurance, License, Permits	1,689.00	45.00	(1,644.00)	9,321.00	7,913.00	(1,408.00)	8,188.00
Total Operating Expense	12,633.44	15,567.67	2,934.23	42,856.79	45,081.01	2,224.22	162,160.00
Net Operating Income	(7,691.08)	(15,067.67)	7,376.59	10,851.99	12,418.99	(1,567.00)	70,840.00
Janitorial							
5807 - PLAYGROUND EQUIPMENT	-	3,500.00	3,500.00	-	3,500.00	3,500.00	4,000.00
Total Janitorial	-	3,500.00	3,500.00	-	3,500.00	3,500.00	4,000.00
Reserve Transfers							
7036 - GENERAL RESERVE	5,662.36	5,570.00	(92.36)	16,965.78	16,710.00	(255.78)	66,840.00
Total Reserve Transfers	5,662.36	5,570.00	(92.36)	16,965.78	16,710.00	(255.78)	66,840.00
Net Income	(13,353.44)	(24,137.67)	10,784.23	(6,113.79)	(7,791.01)	1,677.22	-

Puckett Station Homeowners Association

Balance Sheet For 3/31/2026

Assets

1040 - PINNACLE BANK OPERATING	\$19,027.98
1246 - PINNACLE BANK MONEY MARKET	\$98,233.51
1260 - CD -InsBank 4.25% 11/1/2025	\$137,939.55

Total Assets

Total Assets	\$255,201.04
	\$255,201.04

Liabilities

2128 - HOMEOWNER PREPAIDS	\$11,405.00
---------------------------	-------------

Total Liabilities

\$11,405.00

Reserve

3620 - RESERVES	\$236,173.06
-----------------	--------------

Total Reserve

\$236,173.06

Reserve -Equity

3040 - GENERAL RESERVES	\$91,505.61
3050 - UNALLOCATED RESERVES	(\$15,150.00)
3102 - Retained Earnings	(\$62,618.84)
3500 - NET INCOME	(\$6,113.79)

Total Reserve -Equity

\$7,622.98

Total Liabilities / Equity

\$255,201.04
