

Income Statement

Pepper Tree HOA

Month = Aug 2026

Book = Cash ; Tree = YSI Standard Income Statement

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	9,958.00	0.00	87,413.88	0.00
Special Assessment	3,388.00	0.00	26,697.13	0.00
Lien Fees Recovered	0.00	0.00	186.00	0.00
Postage Cost Recovered	0.00	0.00	43.50	0.00
Plus: Prepaid Fees	-1,658.00	0.00	4,560.39	0.00
NET DUES INCOME	11,688.00	0.00	118,900.90	0.00
Passthru HVAC	0.00	0.00	-71.00	0.00
TOTAL REIMBURSEMENT	0.00	0.00	-71.00	0.00
Insurance Claim Proceeds	0.00	0.00	47,844.80	0.00
Interest on Bank Accounts	3.07	0.00	35.26	0.00
Late Fees Collected	13.87	0.00	186.17	0.00
TOTAL INCOME	11,704.94	0.00	166,896.13	0.00
EXPENSES				
DIRECT EXPENSES				
Repair & Maintenance	0.00	0.00	11,419.25	0.00
Landscape Maint-On Contract	2,108.13	0.00	10,540.65	0.00
Landscape Maint-Off Contract	0.00	0.00	680.00	0.00
Snow and Ice Removal	0.00	0.00	288.75	0.00
Lien/Filing & Processing Fees	43.00	0.00	272.00	0.00
Roof Repair/Replacement/Maintenance	0.00	0.00	750.00	0.00
Irrigation System Expense	0.00	0.00	6,263.43	0.00
Irrigation Vault Cleaning	0.00	0.00	750.00	0.00
Management	384.00	0.00	3,072.00	0.00
Insurance	0.00	0.00	19,798.75	0.00
Insurance Claim - Water Break	0.00	0.00	17,339.56	0.00
Insurance Claim - Roof Repairs	0.00	0.00	72,135.77	0.00
Electricity	63.94	0.00	655.01	0.00
Utility Averaging Expense	0.00	0.00	-34.63	0.00
Water	1,955.12	0.00	12,869.24	0.00
Sewer	1,513.72	0.00	11,826.88	0.00
Trash Disposal	700.00	0.00	5,185.42	0.00
Postage / Mailing	11.25	0.00	355.25	0.00
Legal & Accounting	0.00	0.00	1,403.16	0.00
Income Tax	0.00	0.00	110.00	0.00
TOTAL DIRECT EXPENSES	6,779.16	0.00	175,680.49	0.00
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NET INCOME	4,925.78	0.00	-8,784.36	0.00