

Income Statement

Pepper Tree HOA
 Month = May 2026
 Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	10,244.56	0.00	53,875.50	0.00
Special Assessment	3,174.70	0.00	15,588.13	0.00
Lien Fees Recovered	86.00	0.00	86.00	0.00
Postage Cost Recovered	16.00	0.00	43.50	0.00
Plus: Prepaid Fees	-1,954.00	0.00	2,604.39	0.00
NET DUES INCOME	11,567.26	0.00	72,197.52	0.00
Passthru HVAC	-71.00	0.00	-71.00	0.00
TOTAL REIMBURSEMENT	-71.00	0.00	-71.00	0.00
Insurance Claim Proceeds	0.00	0.00	12,090.16	0.00
Interest on Bank Accounts	5.10	0.00	25.80	0.00
Late Fees Collected	26.16	0.00	118.43	0.00
TOTAL INCOME	11,527.52	0.00	84,360.91	0.00
EXPENSES				
DIRECT EXPENSES				
Repair & Maintenance	1,338.50	0.00	1,338.50	0.00
HVAC (Heat, Ventilation, Air)	2,758.54	0.00	8,451.00	0.00
Landscape Maint-On Contract	0.00	0.00	2,108.13	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	186.00	0.00	229.00	0.00
Roof Repair/Replacement/Maintenance	0.00	0.00	750.00	0.00
Irrigation System Expense	41.00	0.00	151.00	0.00
Irrigation Vault Cleaning	0.00	0.00	750.00	0.00
Management	384.00	0.00	1,920.00	0.00
Insurance	2,674.99	0.00	13,374.95	0.00
Insurance Claim Clearing A/C	36,381.13	0.00	53,720.69	0.00
Electricity	57.70	0.00	382.73	0.00
Water	1,471.86	0.00	7,656.81	0.00
Sewer	1,513.72	0.00	7,285.72	0.00
Trash Disposal	700.00	0.00	3,085.42	0.00
Postage / Mailing	17.75	0.00	265.00	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	47,525.19	0.00	103,950.86	0.00
TOTAL EXPENSES	47,525.19	0.00	103,950.86	0.00
NET INCOME	-35,997.67	0.00	-19,589.95	0.00