

**Income Statement**

Pepper Tree HOA  
 Month = Feb 2026  
 Book = Cash

<b>ACCOUNT</b>	<b>MONTH TO DATE</b>	<b>%</b>	<b>YEAR TO DATE</b>	<b>%</b>
<b>INCOME</b>				
HOA Dues	12,018.10	0.00	20,841.04	0.00
Special Assessment	3,234.00	0.00	5,236.00	0.00
Postage Cost Recovered	27.50	0.00	27.50	0.00
Plus: Prepaid Fees	2,566.37	0.00	6,087.76	0.00
NET DUES INCOME	17,845.97	0.00	32,192.30	0.00
Insurance Claim Proceeds	0.00	0.00	12,090.16	0.00
Interest on Bank Accounts	4.68	0.00	10.01	0.00
Late Fees Collected	49.36	0.00	56.08	0.00
<b>TOTAL INCOME</b>	<b>17,900.01</b>	<b>0.00</b>	<b>44,348.55</b>	<b>0.00</b>
<b>EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
Landscape Maint-Off Contract	680.00	0.00	680.00	0.00
Snow and Ice Removal	0.00	0.00	288.75	0.00
Roof Repair/Replacement/Maintenance	750.00	0.00	750.00	0.00
Irrigation System Expense	2,108.13	0.00	2,108.13	0.00
Management	384.00	0.00	768.00	0.00
Insurance	2,674.99	0.00	5,349.98	0.00
Insurance Claim Clearing A/C	0.00	0.00	17,339.56	0.00
Electricity	56.70	0.00	152.01	0.00
Water	1,535.40	0.00	3,077.61	0.00
Sewer	1,482.72	0.00	2,806.56	0.00
Trash Disposal	925.87	0.00	985.42	0.00
Postage / Mailing	9.00	0.00	78.75	0.00
Legal & Accounting	280.00	0.00	1,253.16	0.00
TOTAL DIRECT EXPENSES	10,886.81	0.00	35,637.93	0.00
<b>TOTAL EXPENSES</b>	<b>10,886.81</b>	<b>0.00</b>	<b>35,637.93</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>7,013.20</b>	<b>0.00</b>	<b>8,710.62</b>	<b>0.00</b>