

Income Statement

Pepper Tree HOA

Month = Jan 2026

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	8,822.94	0.00	8,822.94	0.00
Special Assessment	2,002.00	0.00	2,002.00	0.00
Plus: Prepaid Fees	3,521.39	0.00	3,521.39	0.00
NET DUES INCOME	14,346.33	0.00	14,346.33	0.00
Insurance Claim Proceeds	12,090.16	0.00	12,090.16	0.00
Interest on Bank Accounts	5.33	0.00	5.33	0.00
Late Fees Collected	6.72	0.00	6.72	0.00
TOTAL INCOME	26,448.54	0.00	26,448.54	0.00
EXPENSES				
DIRECT EXPENSES				
Snow and Ice Removal	288.75	0.00	288.75	0.00
Management	384.00	0.00	384.00	0.00
Insurance	2,674.99	0.00	2,674.99	0.00
Insurance Claim Clearing A/C	17,339.56	0.00	17,339.56	0.00
Electricity	95.31	0.00	95.31	0.00
Water	1,542.21	0.00	1,542.21	0.00
Sewer	1,323.84	0.00	1,323.84	0.00
Trash Disposal	59.55	0.00	59.55	0.00
Postage / Mailing	69.75	0.00	69.75	0.00
Legal & Accounting	973.16	0.00	973.16	0.00
TOTAL DIRECT EXPENSES	24,751.12	0.00	24,751.12	0.00
TOTAL EXPENSES	24,751.12	0.00	24,751.12	0.00
NET INCOME	1,697.42	0.00	1,697.42	0.00