

Income Statement

Pepper Tree HOA

Month = Jul 2026

Book = Cash ; Tree = YSI Standard Income Statement

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
4000	INCOME				
4500	HOA Dues	11,624.19	0.00	77,455.88	0.00
4502	Special Assessment	3,774.98	0.00	23,309.13	0.00
4522	Lien Fees Recovered	100.00	0.00	186.00	0.00
4536	Postage Cost Recovered	0.00	0.00	43.50	0.00
4810	Plus: Prepaid Fees	287.00	0.00	6,218.39	0.00
4990	NET DUES INCOME	15,786.17	0.00	107,212.90	0.00
5240	Passthru HVAC	0.00	0.00	-71.00	0.00
5490	TOTAL REIMBURSEMENT	0.00	0.00	-71.00	0.00
5702	Insurance Claim Proceeds	35,754.64	0.00	47,844.80	0.00
5720	Interest on Bank Accounts	3.63	0.00	32.19	0.00
5800	Late Fees Collected	24.97	0.00	172.30	0.00
5990	TOTAL INCOME	51,569.41	0.00	155,191.19	0.00
6000	EXPENSES				
6100	DIRECT EXPENSES				
6210	Repair & Maintenance	0.00	0.00	1,338.50	0.00
6240	HVAC (Heat, Ventilation, Air)	0.00	0.00	10,080.75	0.00
6258	Landscape Maint-On Contract	0.00	0.00	8,432.52	0.00
6259	Landscape Maint-Off Contract	0.00	0.00	680.00	0.00
6261	Snow and Ice Removal	0.00	0.00	288.75	0.00
6266	Lien/Filing & Processing Fees	0.00	0.00	229.00	0.00
6269	Roof Repair/Replacement/Maintenance	0.00	0.00	750.00	0.00
6270	Irrigation System Expense	2,647.58	0.00	6,263.43	0.00
6274	Irrigation Vault Cleaning	0.00	0.00	750.00	0.00
6300	Management	384.00	0.00	2,688.00	0.00
6320	Insurance	6,423.80	0.00	19,798.75	0.00
6325	Insurance Claim Clearing A/C	35,754.64	0.00	89,475.33	0.00
6410	Electricity	115.90	0.00	591.07	0.00
6425	Utility Averaging Expense	0.00	0.00	-34.63	0.00
6430	Water	1,736.01	0.00	10,914.12	0.00
6440	Sewer	1,513.72	0.00	10,313.16	0.00
6450	Trash Disposal	700.00	0.00	4,485.42	0.00
6470	Postage / Mailing	31.50	0.00	344.00	0.00
6700	Legal & Accounting	0.00	0.00	1,403.16	0.00
6701	Income Tax	0.00	0.00	110.00	0.00
6990	TOTAL DIRECT EXPENSES	49,307.15	0.00	168,901.33	0.00
8990	TOTAL EXPENSES	49,307.15	0.00	168,901.33	0.00
9090	NET INCOME	2,262.26	0.00	-13,710.14	0.00