

Income Statement

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Pepper Tree HOA

Month = Jun 2026

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	11,956.19	0.00	65,831.69	0.00
Special Assessment	3,946.02	0.00	19,534.15	0.00
Lien Fees Recovered	0.00	0.00	86.00	0.00
Postage Cost Recovered	0.00	0.00	43.50	0.00
Plus: Prepaid Fees	3,327.00	0.00	5,931.39	0.00
NET DUES INCOME	19,229.21	0.00	91,426.73	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	12,090.16	0.00
Interest on Bank Accounts	2.76	0.00	28.56	0.00
Late Fees Collected	28.90	0.00	147.33	0.00
TOTAL INCOME	19,260.87	0.00	103,621.78	0.00
EXPENSES				
DIRECT EXPENSES				
Repair & Maintenance	0.00	0.00	1,338.50	0.00
HVAC (Heat, Ventilation, Air)	1,629.75	0.00	10,080.75	0.00
Landscape Maint-On Contract	6,324.39	0.00	8,432.52	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	0.00	0.00	229.00	0.00
Roof Repair/Replacement/Maintenance	0.00	0.00	750.00	0.00
Irrigation System Expense	3,464.85	0.00	3,615.85	0.00
Irrigation Vault Cleaning	0.00	0.00	750.00	0.00
Management	384.00	0.00	2,304.00	0.00
Insurance	0.00	0.00	13,374.95	0.00
Insurance Claim Clearing A/C	0.00	0.00	53,720.69	0.00
Electricity	92.44	0.00	475.17	0.00
Utility Averaging Expense	-34.63	0.00	-34.63	0.00
Water	1,521.30	0.00	9,178.11	0.00
Sewer	1,513.72	0.00	8,799.44	0.00
Trash Disposal	700.00	0.00	3,785.42	0.00
Postage / Mailing	47.50	0.00	312.50	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	15,643.32	0.00	119,594.18	0.00
TOTAL EXPENSES	15,643.32	0.00	119,594.18	0.00
NET INCOME	3,617.55	0.00	-15,972.40	0.00