

Income Statement

1/1/2025 - 12/31/2025, By Year, Cash basis

Prepared By: The Villages at
Greenbriar HOA, Inc.
9450 SW Gemini Dr #39525
Beaverton, OR 97008-7105

Villages at Greenbriar HOA, Inc.

Account	2025	Total
Income		
Association Dues Income	10,882.46	10,882.46
ePay Fee Income	90.00	90.00
Fee & Past Due Interest Income	2,521.51	2,521.51
Misc. Income		
Expense Reimbursements	25.00	25.00
Total for Misc. Income	\$25.00	\$25.00
Total Income	\$13,518.97	\$13,518.97
Expense		
Auto and Travel	43.20	43.20
Bank & Merchant Fees	4.00	4.00
Business Services & Subscriptions	1,944.54	1,944.54
Collection Expenses	229.92	229.92
Common Area Upkeep		
Cleaning and Maintenance	800.00	800.00
Landscaping & Cleanup	1,900.00	1,900.00
Mowing & Lawncare	5,250.00	5,250.00
Sprinkler Repairs	800.00	800.00
Total for Common Area Upkeep	\$8,750.00	\$8,750.00
Insurance	2,175.00	2,175.00
Legal and Professional Fees		
Accountant & Other Prof. Fees	800.00	800.00
Independent Consultant Compensation	2,800.00	2,800.00
Total for Legal and Professional Fees	\$3,600.00	\$3,600.00
Postage and Delivery	15.03	15.03
Utilities		
Electric Utilities	3,393.24	3,393.24
Misc. Utilities	1,931.40	1,931.40
Water, Trash, & Sewage Utilities	558.21	558.21
Total for Utilities	\$5,882.85	\$5,882.85
Total Expense	\$22,644.54	\$22,644.54
Net Operating Income	(\$9,125.57)	(\$9,125.57)
Net Income	(\$9,125.57)	(\$9,125.57)