



Seacrest

S E R V I C E S I N C .

ASSOCIATION OF GREENBRIER  
CONDOMINIUMS, INC.

07/31/2025

Financials

*“Leading your community into the future”*

# ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 7/31/2025

	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1001 - Valley National Bank Operating	\$8,478.01		\$8,478.01
1301 - Valley National Bank Reserves		\$83,633.27	\$83,633.27
<b>Total Assets</b>	<b>\$8,478.01</b>	<b>\$83,633.27</b>	<b>\$92,111.28</b>
<hr/>			
<b>Total Assets</b>	<b>\$8,478.01</b>	<b>\$83,633.27</b>	<b>\$92,111.28</b>
 <b>Liabilities / Equity</b>			
<b>Reserves</b>			
3000 - General Reserves		\$25,996.42	\$25,996.42
3301 - Resv - Parking Lot Resurfacing		\$53,000.00	\$53,000.00
3890 - Interest on Reserves		\$4,636.85	\$4,636.85
<b>Total Reserves</b>		<b>\$83,633.27</b>	<b>\$83,633.27</b>
 <b>Equity</b>			
3900 - Fund Balance	\$11,073.01		\$11,073.01
3990 - Current Surplus / Deficit	(\$2,595.00)		(\$2,595.00)
<b>Total Equity</b>	<b>\$8,478.01</b>		<b>\$8,478.01</b>
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<b>Total Liabilities / Equity</b>	<b>\$8,478.01</b>	<b>\$83,633.27</b>	<b>\$92,111.28</b>

# ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	8,615.01	7,419.00	1,196.01	60,305.07	51,933.00	8,372.07	89,026.00
4950 - Interest Income	2.47	-	2.47	23.11	-	23.11	-
<b>Total Income</b>	<b>8,617.48</b>	<b>7,419.00</b>	<b>1,198.48</b>	<b>60,328.18</b>	<b>51,933.00</b>	<b>8,395.18</b>	<b>89,026.00</b>
<b>Total Income</b>	<b>8,617.48</b>	<b>7,419.00</b>	<b>1,198.48</b>	<b>60,328.18</b>	<b>51,933.00</b>	<b>8,395.18</b>	<b>89,026.00</b>
<b>Operating Expense</b>							
<b>Administrative Expenses</b>							
5010 - Office Supplies & Expenses	-	50.00	50.00	68.23	350.00	281.77	600.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	300.35	175.00	(125.35)	300.00
5150 - Annual Corporate Reports	-	5.00	5.00	-	35.00	35.00	62.00
5700 - Management Service	1,200.38	-	(1,200.38)	8,402.66	-	(8,402.66)	-
5900 - Insurance	2,080.11	2,379.00	298.89	14,658.53	16,653.00	1,994.47	28,542.00
<b>Total Administrative Expenses</b>	<b>3,280.49</b>	<b>2,459.00</b>	<b>(821.49)</b>	<b>23,429.77</b>	<b>17,213.00</b>	<b>(6,216.77)</b>	<b>29,504.00</b>
<b>Utilities</b>							
6000 - Electricity	377.07	667.00	289.93	6,067.60	4,669.00	(1,398.60)	8,000.00
6200 - Water & Sewer	962.20	1,087.00	124.80	6,847.72	7,609.00	761.28	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	56.00	(18.00)	100.00
6300 - Telephone	-	75.00	75.00	486.38	525.00	38.62	900.00
<b>Total Utilities</b>	<b>1,339.27</b>	<b>1,837.00</b>	<b>497.73</b>	<b>13,475.70</b>	<b>12,859.00</b>	<b>(616.70)</b>	<b>22,040.00</b>
<b>Grounds Maintenance</b>							
7000 - Landscape Service	4,100.00	125.00	(3,975.00)	4,100.00	875.00	(3,225.00)	1,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	119.00	119.00	200.00
7951 - Pest Control - Termites	-	8.00	8.00	-	56.00	56.00	100.00
7953 - SSI - Terminate Warranty	-	13.00	13.00	-	91.00	91.00	150.00
<b>Total Grounds Maintenance</b>	<b>4,100.00</b>	<b>163.00</b>	<b>(3,937.00)</b>	<b>4,100.00</b>	<b>1,141.00</b>	<b>(2,959.00)</b>	<b>1,950.00</b>
<b>Facilities</b>							
8404 - Painting Expense	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	175.00	175.00	300.00
8450 - General Repairs & Maintenance	517.00	83.00	(434.00)	1,596.46	581.00	(1,015.46)	1,000.00
8451 - General Repairs & Maintenance	-	8.00	8.00	-	56.00	56.00	100.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	185.58	56.00	(129.58)	100.00
8610 - Pool Service	1,150.00	561.00	(589.00)	5,485.00	3,927.00	(1,558.00)	6,732.00
8620 - Pool Supplies & Expenses	-	125.00	125.00	773.54	875.00	101.46	1,500.00
8621 - Pool Supplies & Expenses	-	17.00	17.00	-	119.00	119.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	581.00	581.00	1,000.00
8650 - Pool Repairs & Maintenance	-	167.00	167.00	1,980.33	1,169.00	(811.33)	2,000.00
8660 - Pool - Gas	-	8.00	8.00	521.80	56.00	(465.80)	100.00
<b>Total Facilities</b>	<b>1,667.00</b>	<b>1,335.00</b>	<b>(332.00)</b>	<b>10,542.71</b>	<b>9,345.00</b>	<b>(1,197.71)</b>	<b>16,032.00</b>

# ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Reserve Contributions</b>							
9000 - General Reserves	625.00	625.00	-	4,375.00	4,375.00	-	7,500.00
9631 - Resv - Pool Resurfacing	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,000.00
<b>Total Reserve Contributions</b>	<b>1,625.00</b>	<b>1,625.00</b>	<b>-</b>	<b>11,375.00</b>	<b>11,375.00</b>	<b>-</b>	<b>19,500.00</b>
<b>Total Expense</b>	<b>12,011.76</b>	<b>7,419.00</b>	<b>(4,592.76)</b>	<b>62,923.18</b>	<b>51,933.00</b>	<b>(10,990.18)</b>	<b>89,026.00</b>
<b>Operating Net Total</b>	<b>(3,394.28)</b>	<b>-</b>	<b>(3,394.28)</b>	<b>(2,595.00)</b>	<b>-</b>	<b>(2,595.00)</b>	<b>-</b>
<b>Net Total</b>	<b>(3,394.28)</b>	<b>-</b>	<b>(3,394.28)</b>	<b>(2,595.00)</b>	<b>-</b>	<b>(2,595.00)</b>	<b>-</b>