



Seacrest

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

ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

11/30/2025

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 11/30/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$11,280.32		\$11,280.32
1301 - Valley National Bank Reserves		\$64,783.96	\$64,783.96
Total Assets	\$11,280.32	\$64,783.96	\$76,064.28
Total Assets	\$11,280.32	\$64,783.96	\$76,064.28
Liabilities / Equity			
Reserves			
3000 - General Reserves		\$28,496.42	\$28,496.42
3301 - Resv - Pool Resurfacing		\$31,100.00	\$31,100.00
3890 - Interest on Reserves		\$5,187.54	\$5,187.54
Total Reserves		\$64,783.96	\$64,783.96
Equity			
3900 - Fund Balance	\$11,073.01		\$11,073.01
3990 - Current Surplus / Deficit	\$207.31		\$207.31
Total Equity	\$11,280.32		\$11,280.32
Total Liabilities / Equity	\$11,280.32	\$64,783.96	\$76,064.28

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	8,615.01	8,619.21	(4.20)	94,765.11	94,811.31	(46.20)	103,430.56
4950 - Interest Income	.45	-	.45	27.56	-	27.56	-
Total Income	8,615.46	8,619.21	(3.75)	94,792.67	94,811.31	(18.64)	103,430.56
Total Income	8,615.46	8,619.21	(3.75)	94,792.67	94,811.31	(18.64)	103,430.56
Operating Expense							
Administrative Expenses							
5010 - Office Supplies & Expenses	-	50.00	50.00	68.23	550.00	481.77	600.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	300.35	275.00	(25.35)	300.00
5150 - Annual Corporate Reports	-	5.00	5.00	61.25	55.00	(6.25)	62.00
5700 - Management Service	1,200.38	1,200.38	-	13,204.18	13,204.18	-	14,404.56
5900 - Insurance	2,080.11	2,379.00	298.89	22,978.97	26,169.00	3,190.03	28,542.00
Total Administrative Expenses	3,280.49	3,659.38	378.89	36,612.98	40,253.18	3,640.20	43,908.56
Utilities							
6000 - Electricity	710.06	667.00	(43.06)	8,035.92	7,337.00	(698.92)	8,000.00
6200 - Water & Sewer	988.72	1,087.00	98.28	10,697.12	11,957.00	1,259.88	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	88.00	14.00	100.00
6300 - Telephone	-	75.00	75.00	729.57	825.00	95.43	900.00
Total Utilities	1,698.78	1,837.00	138.22	19,536.61	20,207.00	670.39	22,040.00
Grounds Maintenance							
7000 - Landscape Service	-	125.00	125.00	4,100.00	1,375.00	(2,725.00)	1,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	187.00	187.00	200.00
7951 - Pest Control - Termites	-	8.00	8.00	-	88.00	88.00	100.00
7953 - Mandatory BOI	-	13.00	13.00	-	143.00	143.00	150.00
Total Grounds Maintenance	-	163.00	163.00	4,100.00	1,793.00	(2,307.00)	1,950.00
Facilities							
8404 - Painting Expense	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	275.00	275.00	300.00
8450 - General Repairs & Maintenance	150.00	83.00	(67.00)	4,549.46	913.00	(3,636.46)	1,000.00
8451 - Repair of Stairs	-	8.00	8.00	-	88.00	88.00	100.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	185.58	88.00	(97.58)	100.00
8610 - Pool Service	561.00	561.00	-	7,729.00	6,171.00	(1,558.00)	6,732.00
8620 - Pool Supplies & Expenses	-	125.00	125.00	941.42	1,375.00	433.58	1,500.00
8621 - BBQ Grill Repair	-	17.00	17.00	-	187.00	187.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	913.00	913.00	1,000.00
8650 - Pool Repairs & Maintenance	-	167.00	167.00	2,533.51	1,837.00	(696.51)	2,000.00
8660 - Pool - Gas	-	8.00	8.00	521.80	88.00	(433.80)	100.00
Total Facilities	711.00	1,335.00	624.00	16,460.77	14,685.00	(1,775.77)	16,032.00

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9000 - General Reserves	625.00	625.00	-	6,875.00	6,875.00	-	7,500.00
9631 - Resv - Pool Resurfacing	1,000.00	1,000.00	-	11,000.00	11,000.00	-	12,000.00
Total Reserve Contributions	1,625.00	1,625.00	-	17,875.00	17,875.00	-	19,500.00
Total Expense	7,315.27	8,619.38	1,304.11	94,585.36	94,813.18	227.82	103,430.56
Operating Net Total	1,300.19	(.17)	1,300.36	207.31	(1.87)	209.18	-
Net Total	1,300.19	(.17)	1,300.36	207.31	(1.87)	209.18	-