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ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

09/30/2025

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 9/30/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$9,139.51		\$9,139.51
1301 - Valley National Bank Reserves		\$61,311.16	\$61,311.16
Total Assets	\$9,139.51	\$61,311.16	\$70,450.67
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Total Assets	\$9,139.51	\$61,311.16	\$70,450.67
Liabilities / Equity			
Reserves			
3000 - General Reserves		\$27,246.42	\$27,246.42
3301 - Resv - Pool Resurfacing		\$29,100.00	\$29,100.00
3890 - Interest on Reserves		\$4,964.74	\$4,964.74
Total Reserves		\$61,311.16	\$61,311.16
Equity			
3900 - Fund Balance	\$11,073.01		\$11,073.01
3990 - Current Surplus / Deficit	(\$1,933.50)		(\$1,933.50)
Total Equity	\$9,139.51		\$9,139.51
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Total Liabilities / Equity	\$9,139.51	\$61,311.16	\$70,450.67

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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)	77,535.09	77,572.89	(37.80)	103,430.56
4950 - Interest Income	1.16	-	1.16	25.97	-	25.97	-
Total Income	8,616.17	8,619.21	(3.04)	77,561.06	77,572.89	(11.83)	103,430.56
Total Income	8,616.17	8,619.21	(3.04)	77,561.06	77,572.89	(11.83)	103,430.56
Operating Expense							
Administrative Expenses							
5010 - Office Supplies & Expenses	-	50.00	50.00	68.23	450.00	381.77	600.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	300.35	225.00	(75.35)	300.00
5150 - Annual Corporate Reports	-	5.00	5.00	-	45.00	45.00	62.00
5700 - Management Service	1,200.38	1,200.38	-	10,803.42	10,803.42	-	14,404.56
5900 - Insurance	2,080.11	2,379.00	298.89	18,818.75	21,411.00	2,592.25	28,542.00
Total Administrative Expenses	3,280.49	3,659.38	378.89	29,990.75	32,934.42	2,943.67	43,908.56
Utilities							
6000 - Electricity	364.08	667.00	302.92	6,829.55	6,003.00	(826.55)	8,000.00
6200 - Water & Sewer	962.20	1,087.00	124.80	8,759.16	9,783.00	1,023.84	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	72.00	(2.00)	100.00
6300 - Telephone	-	75.00	75.00	729.57	675.00	(54.57)	900.00
Total Utilities	1,326.28	1,837.00	510.72	16,392.28	16,533.00	140.72	22,040.00
Grounds Maintenance							
7000 - Landscape Service	-	125.00	125.00	4,100.00	1,125.00	(2,975.00)	1,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	153.00	153.00	200.00
7951 - Pest Control - Termites	-	8.00	8.00	-	72.00	72.00	100.00
7953 - Mandatory BOI	-	13.00	13.00	-	117.00	117.00	150.00
Total Grounds Maintenance	-	163.00	163.00	4,100.00	1,467.00	(2,633.00)	1,950.00
Facilities							
8404 - Painting Expense	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	225.00	225.00	300.00
8450 - General Repairs & Maintenance	2,375.00	83.00	(2,292.00)	3,971.46	747.00	(3,224.46)	1,000.00
8451 - General Repairs & Maintenance	-	8.00	8.00	-	72.00	72.00	100.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	185.58	72.00	(113.58)	100.00
8610 - Pool Service	1,122.00	561.00	(561.00)	6,607.00	5,049.00	(1,558.00)	6,732.00
8620 - Pool Supplies & Expenses	-	125.00	125.00	784.18	1,125.00	340.82	1,500.00
8621 - BBQ Grill Repair	-	17.00	17.00	-	153.00	153.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	747.00	747.00	1,000.00
8650 - Pool Repairs & Maintenance	-	167.00	167.00	2,316.51	1,503.00	(813.51)	2,000.00
8660 - Pool - Gas	-	8.00	8.00	521.80	72.00	(449.80)	100.00
Total Facilities	3,497.00	1,335.00	(2,162.00)	14,386.53	12,015.00	(2,371.53)	16,032.00

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9000 - General Reserves	625.00	625.00	-	5,625.00	5,625.00	-	7,500.00
9631 - Resv - Pool Resurfacing	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
Total Reserve Contributions	1,625.00	1,625.00	-	14,625.00	14,625.00	-	19,500.00
Total Expense	9,728.77	8,619.38	(1,109.39)	79,494.56	77,574.42	(1,920.14)	103,430.56
Operating Net Total	(1,112.60)	(.17)	(1,112.43)	(1,933.50)	(1.53)	(1,931.97)	-
Net Total	(1,112.60)	(.17)	(1,112.43)	(1,933.50)	(1.53)	(1,931.97)	-