



Seacrest

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

ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

08/31/2025

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 8/31/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$10,252.11		\$10,252.11
1301 - Valley National Bank Reserves		\$85,430.19	\$85,430.19
Total Assets	\$10,252.11	\$85,430.19	\$95,682.30
Total Assets	\$10,252.11	\$85,430.19	\$95,682.30
Liabilities / Equity			
Reserves			
3000 - General Reserves		\$26,621.42	\$26,621.42
3301 - Resv - Pool Resurfacing		\$54,000.00	\$54,000.00
3890 - Interest on Reserves		\$4,808.77	\$4,808.77
Total Reserves		\$85,430.19	\$85,430.19
Equity			
3900 - Fund Balance	\$11,073.01		\$11,073.01
3990 - Current Surplus / Deficit	(\$820.90)		(\$820.90)
Total Equity	\$10,252.11		\$10,252.11
Total Liabilities / Equity	\$10,252.11	\$85,430.19	\$95,682.30

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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)	68,920.08	68,953.68	(33.60)	103,430.56
4950 - Interest Income	1.70	-	1.70	24.81	-	24.81	-
Total Income	8,616.71	8,619.21	(2.50)	68,944.89	68,953.68	(8.79)	103,430.56
Total Income	8,616.71	8,619.21	(2.50)	68,944.89	68,953.68	(8.79)	103,430.56
Operating Expense							
Administrative Expenses							
5010 - Office Supplies & Expenses	-	50.00	50.00	68.23	400.00	331.77	600.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	300.35	200.00	(100.35)	300.00
5150 - Annual Corporate Reports	-	5.00	5.00	-	40.00	40.00	62.00
5700 - Management Service	1,200.38	1,200.38	-	9,603.04	9,603.04	-	14,404.56
5900 - Insurance	2,080.11	2,379.00	298.89	16,738.64	19,032.00	2,293.36	28,542.00
Total Administrative Expenses	3,280.49	3,659.38	378.89	26,710.26	29,275.04	2,564.78	43,908.56
Utilities							
6000 - Electricity	397.87	667.00	269.13	6,465.47	5,336.00	(1,129.47)	8,000.00
6200 - Water & Sewer	949.24	1,087.00	137.76	7,796.96	8,696.00	899.04	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	64.00	(10.00)	100.00
6300 - Telephone	243.19	75.00	(168.19)	729.57	600.00	(129.57)	900.00
Total Utilities	1,590.30	1,837.00	246.70	15,066.00	14,696.00	(370.00)	22,040.00
Grounds Maintenance							
7000 - Landscape Service	-	125.00	125.00	4,100.00	1,000.00	(3,100.00)	1,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	136.00	136.00	200.00
7951 - Pest Control - Termites	-	8.00	8.00	-	64.00	64.00	100.00
7953 - Mandatory BOI	-	13.00	13.00	-	104.00	104.00	150.00
Total Grounds Maintenance	-	163.00	163.00	4,100.00	1,304.00	(2,796.00)	1,950.00
Facilities							
8404 - Painting Expense	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	200.00	200.00	300.00
8450 - General Repairs & Maintenance	-	83.00	83.00	1,596.46	664.00	(932.46)	1,000.00
8451 - General Repairs & Maintenance	-	8.00	8.00	-	64.00	64.00	100.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	185.58	64.00	(121.58)	100.00
8610 - Pool Service	-	561.00	561.00	5,485.00	4,488.00	(997.00)	6,732.00
8620 - Pool Supplies & Expenses	10.64	125.00	114.36	784.18	1,000.00	215.82	1,500.00
8621 - BBQ Grill Repair	-	17.00	17.00	-	136.00	136.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	664.00	664.00	1,000.00
8650 - Pool Repairs & Maintenance	336.18	167.00	(169.18)	2,316.51	1,336.00	(980.51)	2,000.00
8660 - Pool - Gas	-	8.00	8.00	521.80	64.00	(457.80)	100.00
Total Facilities	346.82	1,335.00	988.18	10,889.53	10,680.00	(209.53)	16,032.00

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9000 - General Reserves	625.00	625.00	-	5,000.00	5,000.00	-	7,500.00
9631 - Resv - Pool Resurfacing	1,000.00	1,000.00	-	8,000.00	8,000.00	-	12,000.00
Total Reserve Contributions	1,625.00	1,625.00	-	13,000.00	13,000.00	-	19,500.00
Total Expense	6,842.61	8,619.38	1,776.77	69,765.79	68,955.04	(810.75)	103,430.56
Operating Net Total	1,774.10	(.17)	1,774.27	(820.90)	(1.36)	(819.54)	-
Net Total	1,774.10	(.17)	1,774.27	(820.90)	(1.36)	(819.54)	-