



Seacrest

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

ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

03/31/2026

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 3/31/2026

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$12,510.48		\$12,510.48
1301 - Valley National Bank Reserves		\$69,346.09	\$69,346.09
Total Assets	\$12,510.48	\$69,346.09	\$81,856.57
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Total Assets	\$12,510.48	\$69,346.09	\$81,856.57
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$742.87		\$742.87
Total Liabilities	\$742.87		\$742.87
Reserves			
3000 - General Reserves		\$31,663.08	\$31,663.08
3301 - Resv - Pool Resurfacing		\$32,100.00	\$32,100.00
3890 - Interest on Reserves		\$5,583.01	\$5,583.01
Total Reserves		\$69,346.09	\$69,346.09
Equity			
3900 - Fund Balance	\$11,519.29		\$11,519.29
3990 - Current Surplus / Deficit	\$248.32		\$248.32
Total Equity	\$11,767.61		\$11,767.61
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Total Liabilities / Equity	\$12,510.48	\$69,346.09	\$81,856.57

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	8,079.81	8,204.82	(125.01)	24,239.43	24,614.46	(375.03)	98,457.83
4950 - Interest Income	.09	-	.09	.23	-	.23	-
Total Income	8,079.90	8,204.82	(124.92)	24,239.66	24,614.46	(374.80)	98,457.83
Total Income	8,079.90	8,204.82	(124.92)	24,239.66	24,614.46	(374.80)	98,457.83
Operating Expense							
Administrative Expenses							
5010 - Office Supplies & Expenses	-	50.00	50.00	-	150.00	150.00	600.00
5011 - Website Creation	-	50.00	50.00	-	150.00	150.00	600.00
5030 - Website Maintenance	-	75.00	75.00	-	225.00	225.00	900.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	-	75.00	75.00	300.00
5150 - Annual Corporate Reports	-	16.67	16.67	61.25	50.01	(11.24)	200.00
5700 - SSI - Management Contract	1,272.40	1,272.40	-	3,817.20	3,817.20	-	15,268.83
5900 - Insurance	2,083.10	2,379.00	295.90	6,249.30	7,137.00	887.70	28,542.00
Total Administrative Expenses	3,355.50	3,868.07	512.57	10,127.75	11,604.21	1,476.46	46,410.83
Utilities							
6000 - Electricity	1,003.04	750.00	(253.04)	2,926.84	2,250.00	(676.84)	9,000.00
6200 - Water & Sewer	1,011.12	1,087.00	75.88	3,118.48	3,261.00	142.52	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	24.00	(50.00)	100.00
6300 - Telephone	-	81.25	81.25	-	243.75	243.75	975.00
Total Utilities	2,014.16	1,926.25	(87.91)	6,119.32	5,778.75	(340.57)	23,115.00
Grounds Maintenance							
7000 - Landscape Service	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	51.00	51.00	200.00
7951 - Pest Control - Termites	-	41.67	41.67	-	125.01	125.01	500.00
7953 - Mandatory BOI	-	13.00	13.00	-	39.00	39.00	150.00
Total Grounds Maintenance	-	446.67	446.67	-	1,340.01	1,340.01	5,350.00
Facilities							
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	75.00	75.00	300.00
8450 - Pool Room Equipment Repairs/Misc.	695.00	250.00	(445.00)	2,177.37	750.00	(1,427.37)	3,000.00
8451 - Repair of Stairs	47.87	41.67	(6.20)	108.55	125.01	16.46	500.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	-	24.00	24.00	100.00
8610 - Pool Service	590.00	561.00	(29.00)	1,770.00	1,683.00	(87.00)	6,732.00
8620 - Pool Supplies & Expenses	-	125.00	125.00	64.19	375.00	310.81	1,500.00
8621 - BBQ Grill Repair	-	17.00	17.00	-	51.00	51.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	249.00	249.00	1,000.00
8650 - Pool Repairs & Maintenance	-	125.00	125.00	1,082.50	375.00	(707.50)	1,500.00
8660 - Pool - Gas	-	20.83	20.83	-	62.49	62.49	250.00
Total Facilities	1,332.87	1,256.50	(76.37)	5,202.61	3,769.50	(1,433.11)	15,082.00

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9000 - General Reserves	-	708.33	708.33	2,541.66	2,124.99	(416.67)	8,500.00
Total Reserve Contributions	-	708.33	708.33	2,541.66	2,124.99	(416.67)	8,500.00
Total Expense	6,702.53	8,205.82	1,503.29	23,991.34	24,617.46	626.12	98,457.83
Operating Net Total	1,377.37	(1.00)	1,378.37	248.32	(3.00)	251.32	-
Net Total	1,377.37	(1.00)	1,378.37	248.32	(3.00)	251.32	-