



Seacrest

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

ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

01/31/2026

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 1/31/2026

| | Operating | Reserve | Total |
|---------------------------------------|-------------------|--------------------|--------------------|
| Assets | | | |
| Assets | | | |
| 1001 - Valley National Bank Operating | \$3,082.49 | | \$3,082.49 |
| 1301 - Valley National Bank Reserves | | \$66,614.19 | \$66,614.19 |
| Total Assets | \$3,082.49 | \$66,614.19 | \$69,696.68 |
| <hr/> | | | |
| Total Assets | \$3,082.49 | \$66,614.19 | \$69,696.68 |
| Liabilities / Equity | | | |
| Liabilities | | | |
| 2000 - Accounts Payable | \$59.63 | | \$59.63 |
| Total Liabilities | \$59.63 | | \$59.63 |
| Reserves | | | |
| 3000 - General Reserves | | \$29,121.42 | \$29,121.42 |
| 3301 - Resv - Pool Resurfacing | | \$32,100.00 | \$32,100.00 |
| 3890 - Interest on Reserves | | \$5,392.77 | \$5,392.77 |
| Total Reserves | | \$66,614.19 | \$66,614.19 |
| Equity | | | |
| 3900 - Fund Balance | \$11,519.29 | | \$11,519.29 |
| 3990 - Current Surplus / Deficit | (\$8,496.43) | | (\$8,496.43) |
| Total Equity | \$3,022.86 | | \$3,022.86 |
| <hr/> | | | |
| Total Liabilities / Equity | \$3,082.49 | \$66,614.19 | \$69,696.68 |

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

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

| | Current Period | | | Year To Date | | | Annual Budget |
|--|-----------------|-----------------|-------------------|-----------------|-----------------|-------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Income | | | | | | | |
| 4000 - Assessment Income | - | 8,204.82 | (8,204.82) | - | 8,204.82 | (8,204.82) | 98,457.83 |
| 4950 - Interest Income | .07 | - | .07 | .07 | - | .07 | - |
| Total Income | .07 | 8,204.82 | (8,204.75) | .07 | 8,204.82 | (8,204.75) | 98,457.83 |
| Total Income | .07 | 8,204.82 | (8,204.75) | .07 | 8,204.82 | (8,204.75) | 98,457.83 |
| Operating Expense | | | | | | | |
| Administrative Expenses | | | | | | | |
| 5010 - Office Supplies & Expenses | - | 50.00 | 50.00 | - | 50.00 | 50.00 | 600.00 |
| 5011 - Website Creation | - | 50.00 | 50.00 | - | 50.00 | 50.00 | 600.00 |
| 5030 - Website Maintenance | - | 75.00 | 75.00 | - | 75.00 | 75.00 | 900.00 |
| 5140 - Licenses, Taxes, Fees & Permits | - | 25.00 | 25.00 | - | 25.00 | 25.00 | 300.00 |
| 5150 - Annual Corporate Reports | 61.25 | 16.67 | (44.58) | 61.25 | 16.67 | (44.58) | 200.00 |
| 5700 - SSI - Management Contract | 1,272.40 | 1,272.40 | - | 1,272.40 | 1,272.40 | - | 15,268.83 |
| 5900 - Insurance | 2,083.10 | 2,379.00 | 295.90 | 2,083.10 | 2,379.00 | 295.90 | 28,542.00 |
| Total Administrative Expenses | 3,416.75 | 3,868.07 | 451.32 | 3,416.75 | 3,868.07 | 451.32 | 46,410.83 |
| Utilities | | | | | | | |
| 6000 - Electricity | 1,046.76 | 750.00 | (296.76) | 1,046.76 | 750.00 | (296.76) | 9,000.00 |
| 6200 - Water & Sewer | 1,002.16 | 1,087.00 | 84.84 | 1,002.16 | 1,087.00 | 84.84 | 13,040.00 |
| 6250 - Backflow Recertification | 74.00 | 8.00 | (66.00) | 74.00 | 8.00 | (66.00) | 100.00 |
| 6300 - Telephone | - | 81.25 | 81.25 | - | 81.25 | 81.25 | 975.00 |
| Total Utilities | 2,122.92 | 1,926.25 | (196.67) | 2,122.92 | 1,926.25 | (196.67) | 23,115.00 |
| Grounds Maintenance | | | | | | | |
| 7000 - Landscape Service | - | 375.00 | 375.00 | - | 375.00 | 375.00 | 4,500.00 |
| 7031 - Landscape White Fly | - | 17.00 | 17.00 | - | 17.00 | 17.00 | 200.00 |
| 7951 - Pest Control - Termites | - | 41.67 | 41.67 | - | 41.67 | 41.67 | 500.00 |
| 7953 - Mandatory BOI | - | 13.00 | 13.00 | - | 13.00 | 13.00 | 150.00 |
| Total Grounds Maintenance | - | 446.67 | 446.67 | - | 446.67 | 446.67 | 5,350.00 |
| Facilities | | | | | | | |
| 8411 - Roof Repair & Maintenance | - | 25.00 | 25.00 | - | 25.00 | 25.00 | 300.00 |
| 8450 - Pool Room Equipment Repairs/Misc. | 1,752.20 | 250.00 | (1,502.20) | 1,752.20 | 250.00 | (1,502.20) | 3,000.00 |
| 8451 - Repair of Stairs | - | 41.67 | 41.67 | - | 41.67 | 41.67 | 500.00 |
| 8459 - Fire Equipment Maintenance | - | 8.00 | 8.00 | - | 8.00 | 8.00 | 100.00 |
| 8610 - Pool Service | 590.00 | 561.00 | (29.00) | 590.00 | 561.00 | (29.00) | 6,732.00 |
| 8620 - Pool Supplies & Expenses | 59.63 | 125.00 | 65.37 | 59.63 | 125.00 | 65.37 | 1,500.00 |
| 8621 - BBQ Grill Repair | - | 17.00 | 17.00 | - | 17.00 | 17.00 | 200.00 |
| 8630 - Pool Furniture | - | 83.00 | 83.00 | - | 83.00 | 83.00 | 1,000.00 |
| 8650 - Pool Repairs & Maintenance | 555.00 | 125.00 | (430.00) | 555.00 | 125.00 | (430.00) | 1,500.00 |
| 8660 - Pool - Gas | - | 20.83 | 20.83 | - | 20.83 | 20.83 | 250.00 |
| Total Facilities | 2,956.83 | 1,256.50 | (1,700.33) | 2,956.83 | 1,256.50 | (1,700.33) | 15,082.00 |