

Summary of ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Financials as of March 31, 2026 Balance Sheet Highlights

- Total Assets: \$81,856.57
 - Operating Account (Valley National Bank): \$12,510.48
 - Reserve Account (Valley National Bank): \$69,346.09
- Liabilities: \$742.87 (Accounts Payable)
- Reserves: \$69,346.09 (fully funded in the reserve account)
 - General Reserves: \$31,663
 - Pool Resurfacing: \$32,100
 - Interest on Reserves: \$5,583
- Equity: \$11,767.61

Overall financial position is healthy, with strong reserves (especially for pool work) and solid operating cash.

Statement of Revenues & Expenses (March 2026)

Current Month (March):

- Total Income: \$8,079.90 (slightly under budget by \$125)
 - Assessments: \$8,079.81
- Total Expenses: \$6,702.53 (well under budget)
- Net Operating Surplus: +\$1,377.37

Year-to-Date (Jan–Mar 2026):

- Net Surplus: +\$248.32

Key Expense Categories (March):

- Administrative (incl. management contract & insurance): \$3,355.50
- Utilities: \$2,014.16
- Facilities (notably Pool-related): \$1,332.87
- Reserve Contribution: \$708.33

Budget Performance

- The association is generally under budget on expenses for the month and year-to-date, which helped generate a positive net.
- Some higher costs in pool equipment repairs and electricity were offset by savings elsewhere (insurance, grounds, etc.).

Bank Reconciliation

Both the Operating and Reserve accounts at Valley National Bank are fully reconciled and balanced as of 3/31/2026 with no uncleared items.

Bottom Line: The condominium association is in good financial shape as of the end of March 2026. It has adequate operating cash, substantial reserves (particularly for major maintenance like pool resurfacing), low liabilities, and is running a surplus both for the month and year-to-date.