



Seacrest

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

ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

02/28/2026

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 2/28/2026

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$10,390.24		\$10,390.24
1301 - Valley National Bank Reserves		\$69,246.04	\$69,246.04
Total Assets	\$10,390.24	\$69,246.04	\$79,636.28
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Total Assets	\$10,390.24	\$69,246.04	\$79,636.28
Liabilities / Equity			
Reserves			
3000 - General Reserves		\$31,663.08	\$31,663.08
3301 - Resv - Pool Resurfacing		\$32,100.00	\$32,100.00
3890 - Interest on Reserves		\$5,482.96	\$5,482.96
Total Reserves		\$69,246.04	\$69,246.04
Equity			
3900 - Fund Balance	\$11,519.29		\$11,519.29
3990 - Current Surplus / Deficit	(\$1,129.05)		(\$1,129.05)
Total Equity	\$10,390.24		\$10,390.24
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Total Liabilities / Equity	\$10,390.24	\$69,246.04	\$79,636.28

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	16,159.62	8,204.82	7,954.80	16,159.62	16,409.64	(250.02)	98,457.83
4950 - Interest Income	.07	-	.07	.14	-	.14	-
Total Income	16,159.69	8,204.82	7,954.87	16,159.76	16,409.64	(249.88)	98,457.83
Total Income	16,159.69	8,204.82	7,954.87	16,159.76	16,409.64	(249.88)	98,457.83
Operating Expense							
Administrative Expenses							
5010 - Office Supplies & Expenses	-	50.00	50.00	-	100.00	100.00	600.00
5011 - Website Creation	-	50.00	50.00	-	100.00	100.00	600.00
5030 - Website Maintenance	-	75.00	75.00	-	150.00	150.00	900.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	-	50.00	50.00	300.00
5150 - Annual Corporate Reports	-	16.67	16.67	61.25	33.34	(27.91)	200.00
5700 - SSI - Management Contract	1,272.40	1,272.40	-	2,544.80	2,544.80	-	15,268.83
5900 - Insurance	2,083.10	2,379.00	295.90	4,166.20	4,758.00	591.80	28,542.00
Total Administrative Expenses	3,355.50	3,868.07	512.57	6,772.25	7,736.14	963.89	46,410.83
Utilities							
6000 - Electricity	877.04	750.00	(127.04)	1,923.80	1,500.00	(423.80)	9,000.00
6200 - Water & Sewer	1,105.20	1,087.00	(18.20)	2,107.36	2,174.00	66.64	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	16.00	(58.00)	100.00
6300 - Telephone	-	81.25	81.25	-	162.50	162.50	975.00
Total Utilities	1,982.24	1,926.25	(55.99)	4,105.16	3,852.50	(252.66)	23,115.00
Grounds Maintenance							
7000 - Landscape Service	-	375.00	375.00	-	750.00	750.00	4,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	34.00	34.00	200.00
7951 - Pest Control - Termites	-	41.67	41.67	-	83.34	83.34	500.00
7953 - Mandatory BOI	-	13.00	13.00	-	26.00	26.00	150.00
Total Grounds Maintenance	-	446.67	446.67	-	893.34	893.34	5,350.00
Facilities							
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	50.00	50.00	300.00
8450 - Pool Room Equipment Repairs/Misc.	(269.83)	250.00	519.83	1,482.37	500.00	(982.37)	3,000.00
8451 - Repair of Stairs	60.68	41.67	(19.01)	60.68	83.34	22.66	500.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	-	16.00	16.00	100.00
8610 - Pool Service	590.00	561.00	(29.00)	1,180.00	1,122.00	(58.00)	6,732.00
8620 - Pool Supplies & Expenses	4.56	125.00	120.44	64.19	250.00	185.81	1,500.00
8621 - BBQ Grill Repair	-	17.00	17.00	-	34.00	34.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	166.00	166.00	1,000.00
8650 - Pool Repairs & Maintenance	527.50	125.00	(402.50)	1,082.50	250.00	(832.50)	1,500.00
8660 - Pool - Gas	-	20.83	20.83	-	41.66	41.66	250.00
Total Facilities	912.91	1,256.50	343.59	3,869.74	2,513.00	(1,356.74)	15,082.00

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9000 - General Reserves	2,541.66	708.33	(1,833.33)	2,541.66	1,416.66	(1,125.00)	8,500.00
Total Reserve Contributions	2,541.66	708.33	(1,833.33)	2,541.66	1,416.66	(1,125.00)	8,500.00
Total Expense	8,792.31	8,205.82	(586.49)	17,288.81	16,411.64	(877.17)	98,457.83
Operating Net Total	7,367.38	(1.00)	7,368.38	(1,129.05)	(2.00)	(1,127.05)	-
Net Total	7,367.38	(1.00)	7,368.38	(1,129.05)	(2.00)	(1,127.05)	-