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

ASSOCIATION OF GREENBRIER  
CONDOMINIUMS, INC.

10/31/2025

Financials

*“Leading your community into the future”*

# ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 10/31/2025

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	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1001 - Valley National Bank Operating	\$10,125.13		\$10,125.13
1301 - Valley National Bank Reserves		\$63,053.56	\$63,053.56
<b>Total Assets</b>	<b>\$10,125.13</b>	<b>\$63,053.56</b>	<b>\$73,178.69</b>
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<b>Total Assets</b>	<b>\$10,125.13</b>	<b>\$63,053.56</b>	<b>\$73,178.69</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$145.00		\$145.00
<b>Total Liabilities</b>	<b>\$145.00</b>		<b>\$145.00</b>
<b>Reserves</b>			
3000 - General Reserves		\$27,871.42	\$27,871.42
3301 - Resv - Pool Resurfacing		\$30,100.00	\$30,100.00
3890 - Interest on Reserves		\$5,082.14	\$5,082.14
<b>Total Reserves</b>		<b>\$63,053.56</b>	<b>\$63,053.56</b>
<b>Equity</b>			
3900 - Fund Balance	\$11,073.01		\$11,073.01
3990 - Current Surplus / Deficit	(\$1,092.88)		(\$1,092.88)
<b>Total Equity</b>	<b>\$9,980.13</b>		<b>\$9,980.13</b>
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<b>Total Liabilities / Equity</b>	<b>\$10,125.13</b>	<b>\$63,053.56</b>	<b>\$73,178.69</b>

# ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	8,615.01	8,619.21	(4.20)	86,150.10	86,192.10	(42.00)	103,430.56
4950 - Interest Income	1.14	-	1.14	27.11	-	27.11	-
<b>Total Income</b>	<b>8,616.15</b>	<b>8,619.21</b>	<b>(3.06)</b>	<b>86,177.21</b>	<b>86,192.10</b>	<b>(14.89)</b>	<b>103,430.56</b>
<b>Total Income</b>	<b>8,616.15</b>	<b>8,619.21</b>	<b>(3.06)</b>	<b>86,177.21</b>	<b>86,192.10</b>	<b>(14.89)</b>	<b>103,430.56</b>
<b>Operating Expense</b>							
<b>Administrative Expenses</b>							
5010 - Office Supplies & Expenses	-	50.00	50.00	68.23	500.00	431.77	600.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	300.35	250.00	(50.35)	300.00
5150 - Annual Corporate Reports	61.25	5.00	(56.25)	61.25	50.00	(11.25)	62.00
5700 - Management Service	1,200.38	1,200.38	-	12,003.80	12,003.80	-	14,404.56
5900 - Insurance	2,080.11	2,379.00	298.89	20,898.86	23,790.00	2,891.14	28,542.00
<b>Total Administrative Expenses</b>	<b>3,341.74</b>	<b>3,659.38</b>	<b>317.64</b>	<b>33,332.49</b>	<b>36,593.80</b>	<b>3,261.31</b>	<b>43,908.56</b>
<b>Utilities</b>							
6000 - Electricity	496.31	667.00	170.69	7,325.86	6,670.00	(655.86)	8,000.00
6200 - Water & Sewer	949.24	1,087.00	137.76	9,708.40	10,870.00	1,161.60	13,040.00
6250 - Backflow Recertification	-	8.00	8.00	74.00	80.00	6.00	100.00
6300 - Telephone	-	75.00	75.00	729.57	750.00	20.43	900.00
<b>Total Utilities</b>	<b>1,445.55</b>	<b>1,837.00</b>	<b>391.45</b>	<b>17,837.83</b>	<b>18,370.00</b>	<b>532.17</b>	<b>22,040.00</b>
<b>Grounds Maintenance</b>							
7000 - Landscape Service	-	125.00	125.00	4,100.00	1,250.00	(2,850.00)	1,500.00
7031 - Landscape White Fly	-	17.00	17.00	-	170.00	170.00	200.00
7951 - Pest Control - Termites	-	8.00	8.00	-	80.00	80.00	100.00
7953 - Mandatory BOI	-	13.00	13.00	-	130.00	130.00	150.00
<b>Total Grounds Maintenance</b>	<b>-</b>	<b>163.00</b>	<b>163.00</b>	<b>4,100.00</b>	<b>1,630.00</b>	<b>(2,470.00)</b>	<b>1,950.00</b>
<b>Facilities</b>							
8404 - Painting Expense	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	250.00	250.00	300.00
8450 - General Repairs & Maintenance	428.00	83.00	(345.00)	4,399.46	830.00	(3,569.46)	1,000.00
8451 - General Repairs & Maintenance	-	8.00	8.00	-	80.00	80.00	100.00
8459 - Fire Equipment Maintenance	-	8.00	8.00	185.58	80.00	(105.58)	100.00
8610 - Pool Service	561.00	561.00	-	7,168.00	5,610.00	(1,558.00)	6,732.00
8620 - Pool Supplies & Expenses	157.24	125.00	(32.24)	941.42	1,250.00	308.58	1,500.00
8621 - BBQ Grill Repair	-	17.00	17.00	-	170.00	170.00	200.00
8630 - Pool Furniture	-	83.00	83.00	-	830.00	830.00	1,000.00
8650 - Pool Repairs & Maintenance	217.00	167.00	(50.00)	2,533.51	1,670.00	(863.51)	2,000.00
8660 - Pool - Gas	-	8.00	8.00	521.80	80.00	(441.80)	100.00
<b>Total Facilities</b>	<b>1,363.24</b>	<b>1,335.00</b>	<b>(28.24)</b>	<b>15,749.77</b>	<b>13,350.00</b>	<b>(2,399.77)</b>	<b>16,032.00</b>

# ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Reserve Contributions</b>							
9000 - General Reserves	625.00	625.00	-	6,250.00	6,250.00	-	7,500.00
9631 - Resv - Pool Resurfacing	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
<b>Total Reserve Contributions</b>	<b>1,625.00</b>	<b>1,625.00</b>	<b>-</b>	<b>16,250.00</b>	<b>16,250.00</b>	<b>-</b>	<b>19,500.00</b>
<b>Total Expense</b>	<b>7,775.53</b>	<b>8,619.38</b>	<b>843.85</b>	<b>87,270.09</b>	<b>86,193.80</b>	<b>(1,076.29)</b>	<b>103,430.56</b>
<b>Operating Net Total</b>	<b>840.62</b>	<b>(.17)</b>	<b>840.79</b>	<b>(1,092.88)</b>	<b>(1.70)</b>	<b>(1,091.18)</b>	<b>-</b>
<b>Net Total</b>	<b>840.62</b>	<b>(.17)</b>	<b>840.79</b>	<b>(1,092.88)</b>	<b>(1.70)</b>	<b>(1,091.18)</b>	<b>-</b>