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ASSOCIATION OF GREENBRIER
CONDOMINIUMS, INC.

12/31/2025

Financials

“Leading your community into the future”

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Balance Sheet as of 12/31/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$11,779.41		\$11,779.41
1301 - Valley National Bank Reserves		\$66,512.43	\$66,512.43
Total Assets	\$11,779.41	\$66,512.43	\$78,291.84
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Total Assets	\$11,779.41	\$66,512.43	\$78,291.84
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$260.12		\$260.12
Total Liabilities	\$260.12		\$260.12
Reserves			
3000 - General Reserves		\$29,121.42	\$29,121.42
3301 - Resv - Pool Resurfacing		\$32,100.00	\$32,100.00
3890 - Interest on Reserves		\$5,291.01	\$5,291.01
Total Reserves		\$66,512.43	\$66,512.43
Equity			
3900 - Fund Balance	\$11,073.01		\$11,073.01
3990 - Current Surplus / Deficit	\$446.28		\$446.28
Total Equity	\$11,519.29		\$11,519.29
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Total Liabilities / Equity	\$11,779.41	\$66,512.43	\$78,291.84

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	8,615.01	8,619.25	(4.24)	103,380.12	103,430.56	(50.44)	103,430.56
4950 - Interest Income	.17	-	.17	27.73	-	27.73	-
Total Income	8,615.18	8,619.25	(4.07)	103,407.85	103,430.56	(22.71)	103,430.56
Total Income	8,615.18	8,619.25	(4.07)	103,407.85	103,430.56	(22.71)	103,430.56
Operating Expense							
Administrative Expenses							
5010 - Office Supplies & Expenses	870.81	50.00	(820.81)	939.04	600.00	(339.04)	600.00
5140 - Licenses, Taxes, Fees & Permits	-	25.00	25.00	300.35	300.00	(.35)	300.00
5150 - Annual Corporate Reports	-	7.00	7.00	61.25	62.00	.75	62.00
5700 - SSI - Management Contract	1,200.38	1,200.38	-	14,404.56	14,404.56	-	14,404.56
5900 - Insurance	2,080.11	2,373.00	292.89	25,059.08	28,542.00	3,482.92	28,542.00
Total Administrative Expenses	4,151.30	3,655.38	(495.92)	40,764.28	43,908.56	3,144.28	43,908.56
Utilities							
6000 - Electricity	833.79	663.00	(170.79)	8,869.71	8,000.00	(869.71)	8,000.00
6200 - Water & Sewer	1,011.12	1,083.00	71.88	11,708.24	13,040.00	1,331.76	13,040.00
6250 - Backflow Recertification	-	12.00	12.00	74.00	100.00	26.00	100.00
6300 - Telephone	-	75.00	75.00	729.57	900.00	170.43	900.00
Total Utilities	1,844.91	1,833.00	(11.91)	21,381.52	22,040.00	658.48	22,040.00
Grounds Maintenance							
7000 - Landscape Service	-	125.00	125.00	4,100.00	1,500.00	(2,600.00)	1,500.00
7031 - Landscape White Fly	-	13.00	13.00	-	200.00	200.00	200.00
7951 - Pest Control - Termites	-	12.00	12.00	-	100.00	100.00	100.00
7953 - Mandatory BOI	-	7.00	7.00	-	150.00	150.00	150.00
Total Grounds Maintenance	-	157.00	157.00	4,100.00	1,950.00	(2,150.00)	1,950.00
Facilities							
8404 - Painting Expense	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
8411 - Roof Repair & Maintenance	-	25.00	25.00	-	300.00	300.00	300.00
8450 - General Repairs & Maintenance	194.00	87.00	(107.00)	4,743.46	1,000.00	(3,743.46)	1,000.00
8451 - Repair of Stairs	-	12.00	12.00	-	100.00	100.00	100.00
8459 - Fire Equipment Maintenance	-	12.00	12.00	185.58	100.00	(85.58)	100.00
8610 - Pool Service	561.00	561.00	-	8,290.00	6,732.00	(1,558.00)	6,732.00
8620 - Pool Supplies & Expenses	-	125.00	125.00	941.42	1,500.00	558.58	1,500.00
8621 - BBQ Grill Repair	-	13.00	13.00	-	200.00	200.00	200.00
8630 - Pool Furniture	-	87.00	87.00	-	1,000.00	1,000.00	1,000.00
8650 - Pool Repairs & Maintenance	-	163.00	163.00	2,533.51	2,000.00	(533.51)	2,000.00
8660 - Pool - Gas	-	12.00	12.00	521.80	100.00	(421.80)	100.00
Total Facilities	755.00	1,347.00	592.00	17,215.77	16,032.00	(1,183.77)	16,032.00

ASSOCIATION OF GREENBRIER CONDOMINIUMS, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9000 - General Reserves	625.00	625.00	-	7,500.00	7,500.00	-	7,500.00
9631 - Resv - Pool Resurfacing	1,000.00	1,000.00	-	12,000.00	12,000.00	-	12,000.00
Total Reserve Contributions	1,625.00	1,625.00	-	19,500.00	19,500.00	-	19,500.00
Total Expense	8,376.21	8,617.38	241.17	102,961.57	103,430.56	468.99	103,430.56
Operating Net Total	238.97	1.87	237.10	446.28	-	446.28	-
Net Total	238.97	1.87	237.10	446.28	-	446.28	-