0SQ6 GREENBRIER HOMEOWNERS ASSOCIATION INC

RESIDENT PACKAGE - 0SQ6

For period ending October 31, 2024

Confidential - For Management Use Only

GREENBRIER HOMEOWNERS ASSOCIATION INC

RESIDENT PACKAGE - 0SQ6

October 31, 2024

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Disclosures:

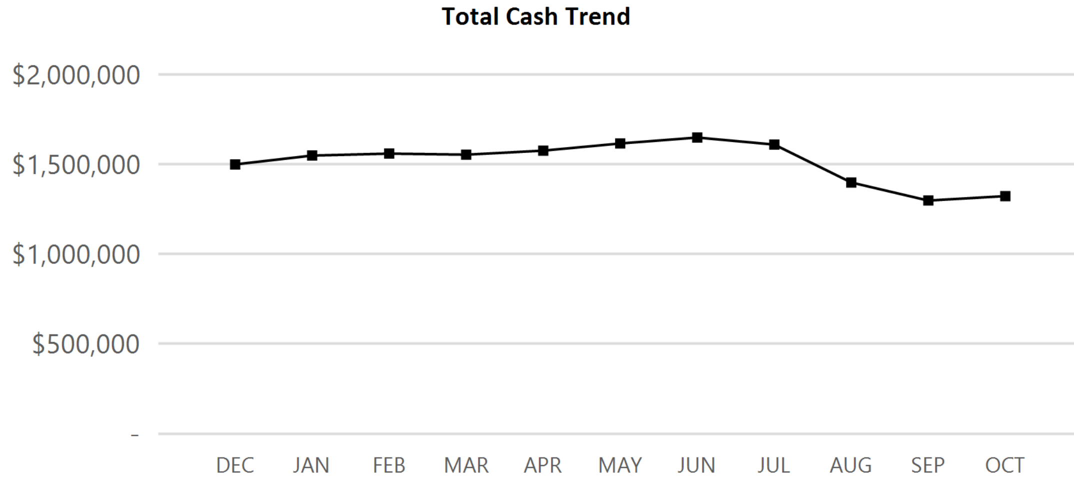
1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.
3. The 2023 audited financial statements were received and adjusting entries were posted in the month of March 2024.

GREENBRIER HOMEOWNERS ASSOCIATION INC

Executive Summary

October 31, 2024

TOTAL CASH	
Operating	$40,724
Other	-
Reserves	$1,282,176
Security Deposits	-
Special Assessment	-
Total Cash	$1,322,900



OPERATING CASH	
Beginning Cash	$42,570
Change in Cash	($1,845)
Ending Cash	$40,724
Less: Accruals	$75,572
Less: Current Accounts Payable	$147
Adjusted Operating Cash	($34,995)

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	-	-	$30	$30
II Interest Income	$1,425	-	-	-	$1,425
LF Late Fees	$900	-	-	-	$900
MM Maintenance Fees	($4,385)	$901	$3,312	$67,208	$67,036
UF Reminder Collection Cost	$363	-	-	-	$363
TOTAL	**($1,697)**	**$901**	**$3,312**	**$67,238**	**$69,754**

GREENBRIER HOMEOWNERS ASSOCIATION INC

Executive Summary

October 31, 2024

INCOME STATEMENT SUMMARY

Income Recap

Account	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
TOTAL REVENUE	$82,206	$75,818	$6,388	$796,025	$758,180	$37,845	$909,811	($113,786)
TOTAL EXPENSES	$110,061	$75,818	($34,243)	$855,980	$758,180	($97,800)	$909,811	$53,831
NET INCOME/(LOSS)	($27,855)	-	($27,855)	($59,954)	-	($59,954)	-	($59,954)

Expense Summary

Account	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
ADMINISTRATIVE	$3,266	$3,785	$519	$33,704	$37,850	$4,146	$45,413	$11,709
PROPERTY INSURANCE	$2,695	$3,750	$1,055	$26,279	$37,500	$11,221	$45,000	$18,721
UTILITIES	$6,258	$10,083	$3,825	$104,450	$100,830	($3,620)	$121,000	$16,550
CONTRACTS	$25,430	$20,666	($4,764)	$227,267	$206,660	($20,607)	$247,998	$20,731
REPAIRS/MAINTENANCE	$45,807	$14,617	($31,190)	$200,167	$146,170	($53,997)	$175,400	($24,767)
RESERVE TRANSFERS	$26,604	$22,917	($3,687)	$264,113	$229,170	($34,943)	$275,000	$10,887

Executive Summary

October 31, 2024

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR3 - CITY NATIONAL BANK OPR CLICK- ICS	OPERATING CLICK - CITY NATIONAL BANK OPR CLICK- ICS	$42,570	$74,828	$76,674	$40,724
Total Operating		**$42,570**	**$74,828**	**$76,674**	**$40,724**
Reserves					
RSV3 - CITY NATIONAL BANK RSV MM- ICS	RESERVES MONEY MARKET - CITY NATIONAL BANK RSV MM- ICS	$1,255,571	$26,976	$372	$1,282,176
Total Reserves		**$1,255,571**	**$26,976**	**$372**	**$1,282,176**
Total Cash		**$1,298,141**	**$101,805**	**$77,045**	**$1,322,900**

GREENBRIER HOMEOWNERS ASSOCIATION INC

Balance Sheet

As of October 31, 2024

Account	Description	Current Month October	Prior Month September	Month Inc / (Dec)	Current Year October	Prior Year October	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	40,724	42,570	(1,845)	40,724	0	40,724
10200	Due (To)/From Reserves	(20,920)	(20,920)	0	(20,920)	0	(20,920)
10207	Due (To)/From Security	(23,090)	(23,090)	0	(23,090)	0	(23,090)
10300	Accounts Receivable	96,973	89,373	7,600	96,973	0	96,973
10330 85	Other Receivables - 85 Vendors	32,600	32,600	0	32,600	0	32,600
10342	Allowance Suspense	2,450	2,450	0	2,450	0	2,450
10390 00	Allowance/Bad Debts - 00	(50,562)	(49,562)	(1,000)	(50,562)	0	(50,562)
10500	Prepaid Insurance	11,217	13,913	(2,695)	11,217	0	11,217
10505	Prepaid Expenses	3,082	4,547	(1,466)	3,082	0	3,082
10549	A/P Clearing	8,517	9,308	(792)	8,517	0	8,517
10550	A/R Clearing	(500)	(500)	0	(500)	0	(500)
12091	Due (To)/From Oper	23,090	23,090	0	23,090	0	23,090
****TOTAL CURRENT ASSETS**		**$123,581**	**$123,779**	**($198)**	**$123,581**	**$0**	**$123,581**
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	1,282,176	1,255,571	26,604	1,282,176	0	1,282,176
12045	Due (To)/From Operating	20,920	20,920	0	20,920	0	20,920
****TOTAL RESTRICTED FUNDS**		**$1,303,096**	**$1,276,491**	**$26,604**	**$1,303,096**	**$0**	**$1,303,096**
**OTHER ASSETS							
19010	Utility Deposits	10,000	10,000	0	10,000	0	10,000
****TOTAL OTHER ASSETS**		**$10,000**	**$10,000**	**$0**	**$10,000**	**$0**	**$10,000**
****TOTAL ASSETS**		**$1,436,677**	**$1,410,271**	**$26,406**	**$1,436,677**	**$0**	**$1,436,677**

GREENBRIER HOMEOWNERS ASSOCIATION INC

Balance Sheet

As of October 31, 2024

Account	Description	Current Month October	Prior Month September	Month Inc / (Dec)	Current Year October	Prior Year October	Year Inc / (Dec)
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	147	108	39	147	0	147
20010	Accrued Expenses	75,572	48,841	26,731	75,572	0	75,572
20080	Security Deposits	23,090	23,090	0	23,090	0	23,090
20100	PrePaid Assessments	27,219	26,332	887	27,219	0	27,219
****TOTAL CURRENT LIABILITIES**		**$126,028**	**$98,371**	**$27,657**	**$126,028**	**$0**	**$126,028**
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	16,298	16,298	0	16,298	0	16,298
23010 00	Ins Claim Liab-Spent - 00	(18,758)	(18,758)	0	(18,758)	0	(18,758)
****TOTAL INSURANCE CLAIMS**		**($2,460)**	**($2,460)**	**$0**	**($2,460)**	**$0**	**($2,460)**
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	287,999	265,082	22,917	287,999	0	287,999
30000 108	Reserves - 108 Clubhouse	39,207	39,207	0	39,207	0	39,207
30000 112	Reserves - 112 Gate Systems	3,055	3,055	0	3,055	0	3,055
30000 180	Reserves - 180 Stucco Repair	141,168	141,168	0	141,168	0	141,168
30000 195	Reserves - 195 Bridge	1,703	1,703	0	1,703	0	1,703
30000 39	Reserves - 39 Other	520,980	520,980	0	520,980	0	520,980
30000 58e	Reserves - 58e Pool Resurf/Upgrade	10,666	10,666	0	10,666	0	10,666
30000 60	Reserves - 60 Roof	249,127	249,127	0	249,127	0	249,127
30000 94	Reserves - 94 General	14,244	14,244	0	14,244	0	14,244
30080	Reserve-Interest	34,946	31,258	3,688	34,946	0	34,946
****TOTAL RESERVE LIABILITIES**		**$1,303,096**	**$1,276,491**	**$26,604**	**$1,303,096**	**$0**	**$1,303,096**

GREENBRIER HOMEOWNERS ASSOCIATION INC

Balance Sheet

As of October 31, 2024

Account	Description	Current Month October	Prior Month September	Month Inc / (Dec)	Current Year October	Prior Year October	Year Inc / (Dec)
****TOTAL LIABILITIES**		**$1,426,663**	**$1,372,402**	**$54,261**	**$1,426,663**	**$0**	**$1,426,663**
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	(4,199)	(4,199)	0	(4,199)	0	(4,199)
38880	Fund Balance	74,167	74,167	0	74,167	0	74,167
Current Year Net Income/ (Loss)		(59,954)	(32,100)	(27,855)	(59,954)	0	(59,954)
****TOTAL MEMBERS EQUITY**		**$10,014**	**$37,869**	**($27,855)**	**$10,014**	**$0**	**$10,014**
****TOTAL LIABILITIES & EQUITY**		**$1,436,677**	**$1,410,271**	**$26,406**	**$1,436,677**	**$0**	**$1,436,677**

GREENBRIER HOMEOWNERS ASSOCIATION INC

Income Statement

October 31, 2024

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	52,763	52,901	(138)	-0.3%	527,633	529,010	(1,377)	-0.3%	634,811	107,178
40002	Reserve Income	22,917	22,917	0	0.0%	229,167	229,170	(3)	0.0%	275,000	45,833
40011	Late Fee Income	900	0	900	0.0%	900	0	900	0.0%	0	(900)
40025	Returned Check Fees	30	0	30	0.0%	180	0	180	0.0%	0	(180)
40030	Lease Processing Fees	0	0	0	0.0%	165	0	165	0.0%	0	(165)
40060	Gate/Key Cards	120	0	120	0.0%	1,245	0	1,245	0.0%	0	(1,245)
40078	Late Fee Interest	1,425	0	1,425	0.0%	1,425	0	1,425	0.0%	0	(1,425)
40080	Interest Income	0	0	0	0.0%	1	0	1	0.0%	0	(1)
40081	Reserve Interest	3,688	0	3,688	0.0%	34,946	0	34,946	0.0%	0	(34,946)
40115	Administrative Fee	363	0	363	0.0%	363	0	363	0.0%	0	(363)
	OPERATING REVENUE TOTAL:	**$82,206**	**$75,818**	**$6,388**	**8.4%**	**$796,025**	**$758,180**	**$37,845**	**5.0%**	**$909,811**	**$113,786**
	TOTAL REVENUE:	**$82,206**	**$75,818**	**$6,388**	**8.4%**	**$796,025**	**$758,180**	**$37,845**	**5.0%**	**$909,811**	**$113,786**
EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees-CPA	435	435	0	0.0%	5,838	4,350	(1,488)	-34.2%	5,225	(613)
50011	Bartram Master Fee	1,443	1,667	224	13.4%	14,434	16,670	2,236	13.4%	20,000	5,566
50012	Bad Debts	1,000	1,000	0	0.0%	10,000	10,000	0	0.0%	12,000	2,000
50015	Bank Charges	(15)	152	167	>100%	277	1,520	1,243	81.8%	1,820	1,543
50045	Legal Fees	398	167	(231)	<-100%	2,854	1,670	(1,184)	-70.9%	2,000	(854)
50050	License,Taxes,Permit	0	27	27	100.0%	0	270	270	100.0%	325	325
50053	Corporate Annual Rep	5	5	0	-2.2%	51	50	(1)	-2.1%	61	10

Income Statement

October 31, 2024

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
50080	Postage / Copies / Supplies	0	332	332	100.0%	250	3,320	3,070	92.5%	3,982	3,732
	ADMINISTRATIVE TOTAL:	**$3,266**	**$3,785**	**$519**	**13.7%**	**$33,704**	**$37,850**	**$4,146**	**11.0%**	**$45,413**	**$11,709**
PROPERTY INSURANCE											
52030	Multiperil Insurance	2,695	3,750	1,055	28.1%	26,279	37,500	11,221	29.9%	45,000	18,721
	PROPERTY INSURANCE TOTAL:	**$2,695**	**$3,750**	**$1,055**	**28.1%**	**$26,279**	**$37,500**	**$11,221**	**29.9%**	**$45,000**	**$18,721**
UTILITIES											
54050	Electricity	2,750	3,083	333	10.8%	25,177	30,830	5,653	18.3%	37,000	11,823
54070	Water & Sewer	3,468	750	(2,718)	<-100%	71,705	7,500	(64,205)	<-100%	9,000	(62,705)
54075	Irrigation	39	6,250	6,211	99.4%	7,568	62,500	54,932	87.9%	75,000	67,432
	UTILITIES TOTAL:	**$6,258**	**$10,083**	**$3,825**	**37.9%**	**$104,450**	**$100,830**	**($3,620)**	**-3.6%**	**$121,000**	**$16,550**
CONTRACTS											
60075	Janitorial Service	600	625	25	4.0%	6,600	6,250	(350)	-5.6%	7,500	900
60090	Grounds Maintenance	15,064	14,583	(481)	-3.3%	146,689	145,830	(859)	-0.6%	175,000	28,311
61000	Management Services	4,633	3,354	(1,279)	-38.1%	46,164	33,540	(12,624)	-37.6%	40,248	(5,916)
61002	Additional Management Fees	0	21	21	100.0%	0	210	210	100.0%	250	250
61064	Termite Treatment	5,133	2,083	(3,050)	<-100%	27,815	20,830	(6,985)	-33.5%	25,000	(2,815)
	CONTRACTS TOTAL:	**$25,430**	**$20,666**	**($4,764)**	**-23.1%**	**$227,267**	**$206,660**	**($20,607)**	**-10.0%**	**$247,998**	**$20,731**
REPAIRS/MAINTENANCE											
70025	R&M-Building	0	0	0	0.0%	(375)	0	375	0.0%	0	375
70049	Entrance Gate	2,238	1,667	(571)	-34.3%	9,290	16,670	7,380	44.3%	20,000	10,710
70050	Internet Gate System	(425)	583	1,008	>100%	4,379	5,830	1,451	24.9%	7,000	2,621
70060	R&M-General	13,004	2,167	(10,837)	<-100%	33,429	21,670	(11,759)	-54.3%	26,000	(7,429)

Income Statement

October 31, 2024

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
70083	Backflow Testing	90	417	327	78.4%	1,442	4,170	2,728	65.4%	5,000	3,558
70085	Lakes / Ponds / Waterways	637	625	(12)	-1.9%	5,733	6,250	517	8.3%	7,500	1,767
70093	Amenity Center Plumbing	190	42	(148)	<-100%	1,305	420	(885)	<-100%	500	(805)
70094	Pool Repairs	0	125	125	100.0%	1,425	1,250	(175)	-14.0%	1,500	75
70095	R&M-Pool/Spa/Fountai	925	950	25	2.6%	9,085	9,500	415	4.4%	11,400	2,315
70100	Exercise Equipment	0	208	208	100.0%	0	2,080	2,080	100.0%	2,500	2,500
70101	Clubhouse	527	83	(444)	<-100%	6,400	830	(5,570)	<-100%	1,000	(5,400)
70105	Fountain Maintenance	167	167	0	0.0%	2,307	1,670	(637)	-38.1%	2,000	(307)
70106	Fountain Repairs	0	1,250	1,250	100.0%	12,921	12,500	(421)	-3.4%	15,000	2,079
70115	Cameras	0	333	333	100.0%	0	3,330	3,330	100.0%	4,000	4,000
70136	Landscp Debris Haul	0	1,667	1,667	100.0%	1,575	16,670	15,095	90.6%	20,000	18,425
70137	Landscaping/Irrig	0	1,667	1,667	100.0%	58,621	16,670	(41,951)	<-100%	20,000	(38,621)
70138	Tree Trim/Replace	0	83	83	100.0%	13,595	830	(12,765)	<-100%	1,000	(12,595)
70166	Mulch	28,800	2,500	(26,300)	<-100%	31,200	25,000	(6,200)	-24.8%	30,000	(1,200)
70175	Custodial Supplies	0	83	83	100.0%	198	830	632	76.1%	1,000	802
70288	Miscellaneous Exp.	0	0	0	0.0%	139	0	(139)	0.0%	0	(139)
70289	Contingency	(347)	0	347	0.0%	7,499	0	(7,499)	0.0%	0	(7,499)
	REPAIRS/MAINTENANCE TOTAL:	**$45,807**	**$14,617**	**($31,190)**	**<-100%**	**$200,167**	**$146,170**	**($53,997)**	**-36.9%**	**$175,400**	**($24,767)**
RESERVE TRANSFERS											
80000	Reserve Transfers - Pooled	22,917	22,917	0	0.0%	229,167	229,170	3	0.0%	275,000	45,833
80001	Reserve Interest	3,688	0	(3,688)	0.0%	34,946	0	(34,946)	0.0%	0	(34,946)
	RESERVE TRANSFERS TOTAL:	**$26,604**	**$22,917**	**($3,687)**	**-16.1%**	**$264,113**	**$229,170**	**($34,943)**	**-15.2%**	**$275,000**	**$10,887**
	TOTAL EXPENSES:	**$110,061**	**$75,818**	**($34,243)**	**-45.2%**	**$855,980**	**$758,180**	**($97,800)**	**-12.9%**	**$909,811**	**$53,831**
	NET INCOME/ (LOSS):	**(27,855)**	**0**	**($27,855)**	**0.0%**	**(59,954)**	**0**	**(59,954)**	**0.0%**	**0**	**59,954**

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)