

Greenbriar Two Condo Assoc Inc

Run Date: 03/11/2025

Run Time: 04:52 PM

FUND BALANCE SHEET

As of: 02/28/2025

Assets

Account	Operating	Reserves	Total
01050 Seacoast Insurance x9545	\$74,492.34		\$74,492.34
01051 Alliance Bank - Oper. #1471	\$50,184.17		\$50,184.17
01052 Alliance MM Res Acct # 2198		\$99,924.85	\$99,924.85
01055 Petty Cash	\$200.00		\$200.00
01073 Alliance Res CD x5908 03/20/25		\$96,086.97	\$96,086.97
01074 Alliance Res CD x7820 3/28/24		\$23,900.73	\$23,900.73
01105 Assessment Receivable	\$9,318.72		\$9,318.72
01106 Allowance for Bad Debt	(\$1,838.53)		(\$1,838.53)
01109 Accts Receivable - Fines	\$2,000.00		\$2,000.00
01340 Prepaid Pest Control	\$2,502.00		\$2,502.00
01350 Prepaid Insurance	\$79,033.06		\$79,033.06
01370 Deposits - Duke Energy	\$1,119.49		\$1,119.49
Total Assets	\$217,011.25	\$219,912.55	\$436,923.80

Liabilities

Account	Operating	Reserves	Total
02010 Accounts Payable	\$122.66		\$122.66
02020 Prepaid Assessments	\$50,103.98		\$50,103.98
02060 Capital City Reserve Loan		\$40,502.45	\$40,502.45
Total Liabilities	\$50,226.64	\$40,502.45	\$90,729.09

Equity

Account	Operating	Reserves	Total
03010 Reserves - Painting		\$28,938.91	\$28,938.91
03015 Spent From Painting		(\$1,250.00)	(\$1,250.00)
03020 Reserves - Roof		\$22,639.10	\$22,639.10
03025 Spent from Roof		(\$500.64)	(\$500.64)
03030 Reserves - Paving		\$46,056.81	\$46,056.81
03040 Reserves - Sewer/Well/Pool		\$45,008.96	\$45,008.96
03042 Spent from Sewer/Well/Pool		(\$5,675.00)	(\$5,675.00)
03045 Reserves - Building		\$26,139.15	\$26,139.15
03060 Reserves Site Improvements		\$18,052.81	\$18,052.81
03510 Prior Years Earnings	\$173,918.80		\$173,918.80
Current Year Net Income/(Loss)	(\$7,134.19)	\$0.00	(\$7,134.19)
Total Equity	\$166,784.61	\$179,410.10	\$346,194.71
Total Liabilities & Equity	\$217,011.25	\$219,912.55	\$436,923.80