

## EOM Balance Sheet

Portfolios: Grand Panama

As of: 08/31/2023 (End of Last Month)

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Reserve Cash	2,243,410.10
Operating Cash	95,440.40
Insurance Funds	241,460.02
<b>Total Cash</b>	<b>2,580,310.52</b>
Accounts Receivable Miscellaneous	486.85
Allowance for Doubtful Accounts	-19,292.42
Accounts Receivable	14,936.98
<b>Prepays</b>	
Prepaid Insurance	552,424.80
<b>Total Prepays</b>	<b>552,424.80</b>
<b>Other Asset</b>	
Fixed Asset	2,349,820.00
Accumulated Depreciation	-167,769.00
<b>Total Other Asset</b>	<b>2,182,051.00</b>
<b>Utility Deposits</b>	
Electricity Deposit	9,979.86
<b>Total Utility Deposits</b>	<b>9,979.86</b>
<b>TOTAL ASSETS</b>	<b>5,320,897.59</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Liabilities</b>	
Trade Accounts Payable	79,878.13
Loan Payable	2,084,922.68
Prepaid Dues	86,164.54
Unamortized Debt Costs	-22,401.85
<b>Total Liabilities</b>	<b>2,228,563.50</b>
Misc Liability	-234.24
<b>Total Liabilities</b>	<b>2,228,329.26</b>
<b>Capital</b>	
<b>Equity</b>	
Reserve Equity	2,328,485.10
Insurance Equity	751,902.38
Prior Year Retained Earnings	-307,775.25
<b>Total Equity</b>	<b>2,772,612.23</b>
Calculated Retained Earnings	319,956.10
<b>Total Capital</b>	<b>3,092,568.33</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>5,320,897.59</b>

**EOM Income Statement**

Portfolios: Grand Panama

As of: Aug 2023

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Note
<b>Income</b>								
<b>Owner Income</b>								
Assessment Income	213,728.71	213,728.00	0.71	1,709,829.68	1,709,824.00	5.68	2,564,735.97	
Finance Charge Income	306.52	0.00	306.52	2,353.24	0.00	2,353.24	0.00	
Security Reimbursement	43,481.75	45,000.00	-1,518.25	323,399.72	300,000.00	23,399.72	450,000.00	Parking Pass Revenue
<b>Total Owner Income</b>	<b>257,516.98</b>	<b>258,728.00</b>	<b>-1,211.02</b>	<b>2,035,582.64</b>	<b>2,009,824.00</b>	<b>25,758.64</b>	<b>3,014,735.97</b>	
<b>Miscellaneous Income</b>								
Vending Income	2,501.31	0.00	2,501.31	7,718.67	0.00	7,718.67	0.00	
Miscellaneous Income	30.00	0.00	30.00	243.18	0.00	243.18	0.00	
Interest Income: Operating	81.60	0.00	81.60	693.50	0.00	693.50	0.00	
Storage Rental	0.00	0.00	0.00	65,625.00	65,640.00	-15.00	65,640.00	
Rental Income	8,600.00	35,183.33	-26,583.33	142,800.00	131,466.68	11,333.32	172,200.00	Suite 300 Not Rcd
Beach Service Income	0.00	0.00	0.00	63,654.00	63,654.00	0.00	63,654.00	
<b>Total Miscellaneous Income</b>	<b>11,212.91</b>	<b>35,183.33</b>	<b>-23,970.42</b>	<b>280,734.35</b>	<b>260,769.68</b>	<b>19,973.67</b>	<b>301,494.00</b>	
<b>Total Operating Income</b>	<b>268,729.89</b>	<b>293,911.33</b>	<b>-25,181.44</b>	<b>2,316,316.99</b>	<b>2,270,593.68</b>	<b>45,723.31</b>	<b>3,316,229.97</b>	
<b>Expense</b>								
<b>Salaries &amp; Wages</b>								
Maintenance Payroll	4,145.60	7,892.35	-3,746.75	38,249.11	61,189.60	-22,940.49	92,249.84	
Owner Services Payroll	2,974.57	2,645.24	-329.33	25,440.60	20,689.14	4,751.46	31,099.43	
Bonus	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	
Contract Labor	38,518.54	33,102.86	-5,415.68	260,752.88	240,554.29	-20,198.59	350,640.00	
Contract Labor Overtime	614.71	0.00	-614.71	4,419.90	0.00	-4,419.90	0.00	
Payroll Burden	1,580.69	2,312.80	-732.11	14,405.58	16,502.40	-4,096.82	27,753.58	
<b>Total Salaries &amp; Wages</b>	<b>48,241.03</b>	<b>46,203.25</b>	<b>-2,037.78</b>	<b>348,176.34</b>	<b>342,935.43</b>	<b>-5,240.91</b>	<b>506,742.85</b>	
<b>Contracts</b>								
Management Fee	12,251.58	12,251.57	-0.01	98,012.64	98,012.62	-0.02	147,018.90	
Elevator Service	0.00	0.00	0.00	23,709.00	24,806.25	-1,097.25	33,075.00	
Pest Control	325.00	325.00	0.00	2,670.00	2,600.00	-70.00	3,900.00	
Security Camera	2,771.30	2,778.85	-7.55	22,170.40	22,230.80	-60.40	33,346.20	
Security	21,433.02	20,000.00	-1,433.02	159,838.25	150,000.00	-9,838.25	215,000.00	
Landscape	1,545.00	1,645.01	-100.01	12,360.00	13,160.08	-800.08	19,740.12	
Miscellaneous Contracts	112.85	112.50	-0.35	942.97	900.00	-42.97	1,350.00	
<b>Total Contracts</b>	<b>38,438.75</b>	<b>37,112.93</b>	<b>-1,325.82</b>	<b>319,703.26</b>	<b>311,709.75</b>	<b>-7,993.51</b>	<b>453,430.22</b>	
<b>Utilities</b>								
Cable	7,559.19	7,822.49	-263.30	60,623.49	62,579.92	-1,956.43	93,869.88	
Electric	14,545.44	12,495.30	-2,050.14	103,107.41	98,662.47	-4,444.94	147,543.67	
Internet	10,170.49	10,201.15	-30.66	81,470.92	81,609.20	-138.28	122,413.80	
Gas	641.49	1,149.28	-507.79	16,895.38	31,649.28	-14,753.90	45,149.28	
Telephone	482.75	468.07	-14.68	3,858.24	3,744.60	-113.64	5,616.88	
Garbage	14,457.98	9,652.28	-4,805.70	94,370.47	77,218.24	-17,152.23	115,827.36	May: Additional Pickups
Water	40,962.69	36,362.95	-4,599.74	118,115.30	133,451.80	-15,336.50	194,177.71	
<b>Total Utilities</b>	<b>88,820.63</b>	<b>78,151.52</b>	<b>-10,669.11</b>	<b>478,441.21</b>	<b>488,915.51</b>	<b>-10,474.30</b>	<b>724,598.58</b>	
<b>Insurance &amp; Bonds</b>								
	77,874.30	51,787.44	-26,086.86	377,329.62	367,771.06	-9,558.56	574,920.85	
<b>Inspections</b>								
Elevator Inspection	0.00	0.00	0.00	1,050.00	1,050.00	0.00	1,050.00	
Fire Alarm Inspection	0.00	0.00	0.00	210.00	210.00	0.00	6,216.70	
Fire Extinguisher Inspection	2,572.54	0.00	-2,572.54	2,739.89	167.35	-2,572.54	1,225.16	
Fire Sprinkler & Backflow Inspection	0.00	0.00	0.00	1,050.00	2,352.43	-1,302.43	7,057.30	
<b>Total Inspections</b>	<b>2,572.54</b>	<b>0.00</b>	<b>-2,572.54</b>	<b>5,049.89</b>	<b>3,779.78</b>	<b>-1,270.11</b>	<b>15,549.16</b>	
<b>Licenses</b>								
Annual Elevator License	0.00	0.00	0.00	450.00	450.00	0.00	450.00	
Annual Condo Fee	0.00	0.00	0.00	1,196.00	1,196.00	0.00	1,196.00	
Corporate Annual Filing	0.00	0.00	0.00	61.25	61.25	0.00	61.25	
Pool License	0.00	0.00	0.00	1,875.00	1,875.00	0.00	1,875.00	
Other Licenses	0.00	0.00	0.00	645.00	360.50	-284.50	360.50	
<b>Total Licenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,227.25</b>	<b>3,942.75</b>	<b>-284.50</b>	<b>3,942.75</b>	
<b>Administrative</b>								
AppFolio	244.80	244.80	0.00	1,958.40	1,958.40	0.00	2,937.60	
Copier	11.90	56.17	-44.27	334.65	449.36	-114.71	674.00	
Postage	23.92	180.83	-156.91	1,646.15	1,446.68	-199.47	2,170.00	
Meeting	0.00	0.00	0.00	284.71	650.00	-365.29	650.00	
Office Supplies	144.19	500.00	-355.81	1,704.74	4,000.00	-2,295.26	6,000.00	
Parking Passes & Wristbands	0.00	0.00	0.00	6,449.02	7,500.00	-1,050.98	9,000.00	
Website Hosting	125.00	0.00	-125.00	2,629.67	2,133.34	-496.33	3,200.00	
Uniforms	242.77	208.33	-34.44	844.41	1,666.68	-822.27	2,500.00	
<b>Total Administrative</b>	<b>792.58</b>	<b>1,190.13</b>	<b>-397.55</b>	<b>15,851.75</b>	<b>19,804.46</b>	<b>-3,952.71</b>	<b>27,131.60</b>	
<b>Legal &amp; Professional</b>								
Accounting & Audit	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00	
Legal: Association Business	1,050.00	416.67	-633.33	4,729.75	3,333.36	-1,396.39	5,000.00	May: Audit Review and Emails w President & Owner, Aug: Balcony Issues
Legal: Collections	0.00	0.00	0.00	-1,833.85	0.00	1,833.85	0.00	
Sales Tax	8,639.95	2,625.00	-6,014.95	34,571.23	21,000.00	-13,571.23	31,500.00	
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00	
<b>Total Legal &amp; Professional</b>	<b>9,689.95</b>	<b>3,041.67</b>	<b>-6,648.28</b>	<b>47,467.13</b>	<b>34,333.36</b>	<b>-13,133.77</b>	<b>53,000.00</b>	
<b>Repairs &amp; Maintenance: Building</b>								
R&M Air Conditioning	807.96	208.33	-599.63	11,009.75	1,666.68	-9,343.07	2,500.00	May: Heat Pump Install Apr: Water Heater Install & Pipe Leak; Aug: Drainage Test
R&M Building Plumbing	1,950.00	416.67	-1,533.33	11,173.03	3,333.36	-7,839.67	5,000.00	Stack 7
R&M Door Locks	535.22	166.67	-368.55	2,488.49	1,333.36	-1,155.13	2,000.00	Mar: Schlage Locks (5)
R&M Doors	5,110.00	833.33	-4,276.67	7,797.64	6,666.68	-1,130.96	10,000.00	Aug: Trash Chute Repairs
R&M Electrical	482.08	208.33	-273.75	1,009.12	1,666.68	-657.56	2,500.00	
R&M Elevator	229.00	541.67	-312.67	10,346.48	4,333.36	-6,013.12	6,500.00	Apr: Handrail Install; May: 5 Service Calls; Jul: Service Call
R&M Exterior	0.00	125.00	-125.00	2,578.43	1,000.00	-1,578.43	1,500.00	Apr: Concrete Scanning

R&M Gym	0.00	41.67	41.67	25.82	333.36	307.54	500.00	
R&M Interior	0.00	250.00	250.00	6,171.89	2,000.00	-4,171.69	3,000.00	May: Microbial Cleanup; Jun: Sheet Rock Repairs
R&M Miscellaneous	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00	
R&M Roof	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00	
R&M Cleaning	4,375.12	3,500.00	-875.12	33,727.11	28,000.00	-5,727.11	42,000.00	
R&M Supplies	1,893.82	666.67	-1,227.15	8,168.33	5,333.36	-2,834.97	8,000.00	Aug: Paint & Water Mostly
<b>Total Repairs &amp; Maintenance: Building</b>	<b>15,383.20</b>	<b>8,291.67</b>	<b>-7,091.53</b>	<b>94,475.89</b>	<b>66,333.52</b>	<b>-28,142.37</b>	<b>99,500.00</b>	
<b>Repairs &amp; Maintenance: Pools</b>								
R&M Pool Area Maintenance	0.00	208.33	208.33	4,213.29	1,666.68	-2,546.61	2,500.00	
R&M Pool Area Painting	0.00	20.83	20.83	0.00	166.68	166.68	250.00	
R&M Pool Chemicals	4,791.31	2,333.33	-2,457.98	22,465.29	18,666.68	-3,798.61	28,000.00	
R&M Pool Equipment	9,460.10	833.33	-8,626.77	22,044.10	6,666.68	-15,377.42	10,000.00	Feb - Mar: Pool Heater Parts; Jun: Hammerhead Vac; Aug: Replace Sand Filters
R&M Pool Furniture	0.00	833.33	833.33	11,817.79	6,666.68	-5,151.11	10,000.00	Jun: Umbrellas & Lounge Chairs
R&M Pool Gates	0.00	125.00	125.00	566.88	1,000.00	433.12	1,500.00	
R&M Grill Area	0.00	100.00	100.00	4,732.65	2,775.01	-1,957.64	3,500.00	Apr: Grills & Pavers; May: Ash Buckets; Jul: 2 Gas Grills
R&M Pool Plumbing	4,338.46	416.67	-3,921.79	7,024.11	3,333.36	-3,690.75	5,000.00	Jul: Pump Repppe; Aug: Valve
R&M Pool Supplies	676.51	416.67	-259.84	3,849.29	3,333.36	-515.93	5,000.00	Mar: Cartridge
R&M Pool Miscellaneous	376.17	0.00	-376.17	376.17	0.00	-376.17	0.00	
<b>Total Repairs &amp; Maintenance: Pools</b>	<b>19,642.55</b>	<b>5,287.49</b>	<b>-14,355.06</b>	<b>77,089.57</b>	<b>44,275.13</b>	<b>-32,814.44</b>	<b>65,750.00</b>	
<b>Repairs &amp; Maintenance: Equipment</b>								
R&M Fire Alarm & Monitoring	1,596.11	833.33	-762.78	30,953.36	6,666.68	-24,286.68	10,000.00	Apr: Repairs from Alarm Inspection; May: Pull Station & Alarm Repairs; Jul: Service Calls (Apr-Jul); Aug: Service Calls
R&M Fire Sprinkler & Backflow	0.00	416.67	416.67	15,424.90	3,333.36	-12,091.54	5,000.00	Jul: Back Service Calls (Apr-Jul)
R&M Security Cameras	19.99	166.67	146.68	19.99	1,333.36	1,313.37	2,000.00	
R&M Fitness Equipment	0.00	62.50	62.50	1,217.66	500.00	-717.66	750.00	
R&M Floor Machine	0.00	208.33	208.33	1,903.92	1,666.68	-237.24	2,500.00	Jun: Service Calls
R&M Generator	392.21	166.67	-225.54	1,375.62	1,333.36	-42.26	2,000.00	
R&M Small Tools	506.84	500.00	-8.84	3,122.90	4,000.00	877.10	6,000.00	
R&M Equipment Miscellaneous	973.27	1,500.00	526.73	20,882.67	25,000.00	4,117.33	30,000.00	Mar: Radios (14); Jul: Compactor Motor
<b>Total Repairs &amp; Maintenance: Equipment</b>	<b>3,488.42</b>	<b>3,854.17</b>	<b>365.75</b>	<b>74,701.82</b>	<b>43,833.44</b>	<b>-30,867.58</b>	<b>58,250.00</b>	
<b>Repairs &amp; Maintenance: Grounds</b>								
R&M Annual Planting	0.00	166.67	166.67	2,452.71	1,333.36	-1,119.35	2,000.00	Mar: Plants & Flowers
R&M Irrigation	1,461.50	166.67	-1,294.83	3,799.95	1,333.36	-2,466.59	2,000.00	Apr: Zones in Dog Park; Aug: Irrigation Wire Repairs
R&M Gates and Fences	43.32	166.67	123.35	5,243.70	1,333.36	-3,910.34	2,000.00	May: Dog Fence
R&M Lighting	327.98	833.33	505.35	7,291.70	6,666.68	-625.02	10,000.00	
R&M Parking Lot/Garage	390.97	166.67	-224.30	6,273.96	1,333.36	-4,940.60	2,000.00	Mar: Parking Stops & Signs; Apr: Lights
R&M Property Signage	722.61	208.33	-514.28	3,247.53	1,666.68	-1,580.85	2,500.00	
R&M Grounds Miscellaneous	659.59	1,250.00	590.41	12,179.07	10,000.00	-2,179.07	15,000.00	Apr: New Dog Stations & Pallets of Grass; May: Grass & Plants
<b>Total Repairs &amp; Maintenance: Grounds</b>	<b>3,695.97</b>	<b>2,958.34</b>	<b>-647.63</b>	<b>40,488.62</b>	<b>23,666.80</b>	<b>-16,821.82</b>	<b>35,500.00</b>	
<b>Miscellaneous</b>								
Loan Expense	0.00	0.00	0.00	0.00	0.00	0.00	86,634.72	
Loan Interest	7,654.62	7,098.12	-556.50	60,162.15	56,784.96	-3,377.19	85,177.44	
Contingency Contribution	0.00	9,537.88	9,537.88	0.00	76,303.10	76,303.10	114,454.62	
Reserve Contribution	30,000.00	30,000.00	0.00	240,000.00	240,000.00	0.00	360,000.00	
Assessment Expense	4,303.35	4,303.93	0.58	34,426.80	34,431.46	4.66	51,647.18	
Other Miscellaneous	-25.00	0.00	25.00	948.69	0.00	-948.69	0.00	Jan: Stop Pay Fee
<b>Total Miscellaneous</b>	<b>41,932.97</b>	<b>50,939.93</b>	<b>9,006.96</b>	<b>335,537.64</b>	<b>407,519.52</b>	<b>71,981.88</b>	<b>697,913.96</b>	
<b>Total Operating Expense</b>	<b>350,482.29</b>	<b>288,818.54</b>	<b>-61,663.75</b>	<b>2,218,539.19</b>	<b>2,158,820.51</b>	<b>-59,718.68</b>	<b>3,316,229.97</b>	
<b>Total Operating Income</b>	<b>268,729.89</b>	<b>293,911.33</b>	<b>-25,181.44</b>	<b>2,316,316.99</b>	<b>2,270,584.68</b>	<b>45,732.31</b>	<b>3,316,229.97</b>	
<b>Total Operating Expense</b>	<b>350,482.29</b>	<b>288,818.54</b>	<b>-61,663.75</b>	<b>2,218,539.19</b>	<b>2,158,820.51</b>	<b>-59,718.68</b>	<b>3,316,229.97</b>	
<b>NOI - Net Operating Income</b>	<b>-81,752.40</b>	<b>5,092.79</b>	<b>-86,845.19</b>	<b>97,777.80</b>	<b>111,764.17</b>	<b>-13,986.37</b>	<b>0.00</b>	
<b>Other Expense</b>								
<b>Non Recurring</b>								
Reserve Expense	0.00	0.00	0.00	179,252.46	0.00	-179,252.46	0.00	
Reserve Reimbursement	0.00	0.00	0.00	-179,252.46	0.00	179,252.46	0.00	
Expense Covered by Insurance	0.00	0.00	0.00	1,563,569.58	0.00	-1,563,569.58	0.00	
Insurance Reimbursement	0.00	0.00	0.00	-1,707,873.58	0.00	1,707,873.58	0.00	
<b>Total Non Recurring</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-144,304.00</b>	<b>0.00</b>	<b>144,304.00</b>	<b>0.00</b>	
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-144,304.00</b>	<b>0.00</b>	<b>144,304.00</b>	<b>0.00</b>	
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>144,304.00</b>	<b>0.00</b>	<b>144,304.00</b>	<b>0.00</b>	
<b>Total Income</b>	<b>268,729.89</b>	<b>293,911.33</b>	<b>-25,181.44</b>	<b>2,316,316.99</b>	<b>2,270,584.68</b>	<b>45,732.31</b>	<b>3,316,229.97</b>	
<b>Total Expense</b>	<b>350,482.29</b>	<b>288,818.54</b>	<b>-61,663.75</b>	<b>2,074,235.19</b>	<b>2,158,820.51</b>	<b>84,585.32</b>	<b>3,316,229.97</b>	
<b>Net Income</b>	<b>-81,752.40</b>	<b>5,092.79</b>	<b>-86,845.19</b>	<b>242,081.80</b>	<b>111,764.17</b>	<b>130,317.63</b>	<b>0.00</b>	