

EOM Balance Sheet

Portfolios: Grand Panama

As of: 02/28/2023 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Reserve Cash	2,293,844.84
Operating Cash	65,149.29
Insurance Funds	1,794,534.00
Total Cash	4,153,528.13
Allowance for Doubtful Accounts	-1,705.78
Accounts Receivable	16,121.66
Prepays	
Prepaid Insurance	110,527.86
Total Prepays	110,527.86
Other Asset	
Fixed Asset	2,349,820.00
Accumulated Depreciation	-108,794.00
Total Other Asset	2,241,026.00
Utility Deposits	
Electricity Deposit	9,979.86
Total Utility Deposits	9,979.86
TOTAL ASSETS	6,529,477.73
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	326,739.91
Loan Payable	2,124,785.82
Prepaid Dues	84,753.41
Unamortized Debt Costs	-24,171.52
Total Liabilities	2,512,107.62
Total Liabilities	2,512,107.62
Capital	
Equity	
Reserve Equity	2,235,044.84
Insurance Equity	1,830,985.04
Prior Year Retained Earnings	157,164.67
Total Equity	4,223,194.55
Calculated Retained Earnings	36,480.17
Calculated Prior Years Retained Earnings	-242,304.61
Total Capital	4,017,370.11
TOTAL LIABILITIES & CAPITAL	6,529,477.73

EOM Income Statement

Portfolios: Grand Panama

As of: Feb 2023

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Summary View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Owner Income	222,395.80	243,728.00	-21,332.20	448,391.45	493,456.00	-45,064.55	3,014,735.97
Miscellaneous Income	8,875.02	10,183.34	-1,308.32	81,406.39	86,006.68	-4,600.29	301,494.00
Total Operating Income	231,270.82	253,911.34	-22,640.52	529,797.84	579,462.68	-49,664.84	3,316,229.97
Expense							
Salaries & Wages	42,854.07	38,446.45	-4,407.62	84,126.99	79,338.67	-4,788.32	506,742.85
Contracts	32,724.49	32,112.94	-611.55	73,659.92	72,494.63	-1,165.29	453,430.22
Utilities	63,699.72	73,702.26	10,002.54	109,842.35	121,041.57	11,199.22	724,598.58
Insurance & Bonds	41,271.10	41,304.87	33.77	82,542.20	82,609.74	67.54	574,920.85
Inspections	630.00	0.00	-630.00	630.00	0.00	-630.00	15,549.16
Licenses	0.00	360.50	360.50	1,621.00	1,556.50	-64.50	3,942.75
Administrative	362.21	1,190.15	827.94	3,492.26	5,063.64	1,571.38	27,131.60
Legal & Professional	6,116.61	3,041.67	-3,074.94	5,667.82	6,083.34	415.52	53,000.00
Repairs & Maintenance: Building	6,617.45	8,666.72	2,049.27	17,007.99	17,333.44	325.45	104,000.00
Repairs & Maintenance: Pools	7,496.90	5,479.21	-2,017.69	14,359.82	10,958.42	-3,401.40	65,750.00
Repairs & Maintenance: Equipment	902.81	4,854.19	3,951.38	12,286.57	9,708.38	-2,578.19	58,250.00
Repairs & Maintenance: Grounds	2,816.75	2,583.35	-233.40	5,257.07	5,166.70	-90.37	31,000.00
Miscellaneous	41,423.75	50,939.95	9,516.20	82,823.68	101,879.90	19,056.22	697,913.96
Total Operating Expense	246,915.86	262,682.26	15,766.40	493,317.67	513,234.93	19,917.26	3,316,229.97
Total Operating Income	231,270.82	253,911.34	-22,640.52	529,797.84	579,462.68	-49,664.84	3,316,229.97
Total Operating Expense	246,915.86	262,682.26	15,766.40	493,317.67	513,234.93	19,917.26	3,316,229.97
NOI - Net Operating Income	-15,645.04	-8,770.92	-6,874.12	36,480.17	66,227.75	-29,747.58	0.00
Other Expense							
Non Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	231,270.82	253,911.34	-22,640.52	529,797.84	579,462.68	-49,664.84	3,316,229.97
Total Expense	246,915.86	262,682.26	15,766.40	493,317.67	513,234.93	19,917.26	3,316,229.97
Net Income	-15,645.04	-8,770.92	-6,874.12	36,480.17	66,227.75	-29,747.58	0.00