

Portfolios: Grand Panama
As of: 02/29/2024 (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	2,489,923.47
Operating Cash	217,862.36
Insurance Funds	26,997.37
Total Cash	2,734,783.20
Accounts Receivable: Miscellaneous	20.00
Allowance for Doubtful Accounts	-19,292.42
Accounts Receivable: Owner Balances	17,441.71
Prepays	
Prepaid Insurance	148,679.92
Total Prepays	148,679.92
Other Asset	
Fixed Asset	2,349,820.00
Accumulated Depreciation	-226,744.00
Total Other Asset	2,123,076.00
Utility Deposits	
Electricity Deposit	9,979.86
Total Utility Deposits	9,979.86
TOTAL ASSETS	5,014,688.27
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	140,342.46
Loan Payable	2,044,409.57
Prepaid Dues	85,197.82
Unamortized Debt Costs	-22,401.85
Total Liabilities	2,247,548.00
Total Liabilities	2,247,548.00
Capital	
Equity	
Reserve Equity	2,365,443.35
Insurance Equity	626,997.37
Prior Year Retained Earnings	-307,775.25
Total Equity	2,684,665.47
Calculated Retained Earnings	52,613.08
Calculated Prior Years Retained Earnings	29,861.72
Total Capital	2,767,140.27
TOTAL LIABILITIES & CAPITAL	5,014,688.27

EOM Income Statement

Portfolios: Grand Panama

As of: Feb 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Summary View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4000	Owner Income	284,231.53	286,372.80	-2,141.27	568,465.69	572,245.60	-3,779.91	3,736,473.54
4100	Miscellaneous Income	15,798.66	14,975.00	823.66	101,005.88	104,770.00	-3,764.12	339,520.00
	Total Operating Income	300,030.19	301,347.80	-1,317.61	669,471.57	677,015.60	-7,544.03	4,075,993.54
Expense								
6000	Salaries & Wages	37,507.40	39,647.85	2,140.45	82,293.27	81,421.93	-871.34	507,356.14
6100	Contracts	29,770.83	35,464.51	5,693.68	76,313.13	80,795.90	4,482.77	496,165.67
6200	Utilities	63,325.93	66,295.62	2,969.69	104,368.66	114,591.24	10,222.58	661,452.74
6300	Insurance & Bonds	54,900.84	54,901.00	0.16	109,801.68	109,802.00	0.32	907,541.50
6400	Inspections	0.00	0.00	0.00	0.00	14,499.16	14,499.16	15,549.16
6500	Licenses	-45.80	0.00	45.80	1,565.70	1,902.25	336.55	4,227.25
7100	Administrative	292.03	1,806.82	1,514.79	6,921.96	7,313.64	391.68	27,131.60
7200	Legal & Professional	7,469.61	3,041.67	-4,427.94	9,495.75	6,083.34	-3,412.41	53,000.00
7300	Repairs & Maintenance: Building	12,883.85	11,125.03	-1,758.82	25,240.85	22,250.06	-2,990.79	133,500.00
7400	Repairs & Maintenance: Pools	2,214.32	6,312.52	4,098.20	15,167.55	12,625.04	-2,542.51	75,750.00
7500	Repairs & Maintenance: Equipment	14,374.37	5,750.03	-8,624.34	27,162.42	11,500.06	-15,662.36	69,000.00
7600	Repairs & Maintenance: Grounds	3,201.13	2,875.02	-326.11	6,499.01	5,750.04	-748.97	34,500.00
7900	Miscellaneous	76,815.90	75,188.86	-1,627.04	152,028.51	150,377.72	-1,650.79	1,090,819.48
	Total Operating Expense	302,710.41	302,408.93	-301.48	616,858.49	618,912.38	2,053.89	4,075,993.54
	Total Operating Income	300,030.19	301,347.80	-1,317.61	669,471.57	677,015.60	-7,544.03	4,075,993.54
	Total Operating Expense	302,710.41	302,408.93	-301.48	616,858.49	618,912.38	2,053.89	4,075,993.54
	NOI - Net Operating Income	-2,680.22	-1,061.13	-1,619.09	52,613.08	58,103.22	-5,490.14	0.00
Other Expense								
9000	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	300,030.19	301,347.80	-1,317.61	669,471.57	677,015.60	-7,544.03	4,075,993.54
	Total Expense	302,710.41	302,408.93	-301.48	616,858.49	618,912.38	2,053.89	4,075,993.54
	Net Income	-2,680.22	-1,061.13	-1,619.09	52,613.08	58,103.22	-5,490.14	0.00

Total Cash \$2,734,783, Loan Balance \$2,044,409. The association is over budget \$5,490 (mostly due to R&M Equipment) through February.