

EOM Balance Sheet

Portfolios: Grand Panama

As of: 01/31/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Reserve Cash	2,481,535.23
Operating Cash	259,154.45
Insurance Funds	26,891.17
Total Cash	2,767,580.85
Accounts Receivable: Miscellaneous	20.00
Allowance for Doubtful Accounts	-19,292.42
Accounts Receivable: Owner Balances	21,874.67
Prepays	
Prepaid Insurance	203,580.76
Total Prepays	203,580.76
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	5,106,819.72
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	210,247.95
Loan Payable	2,050,255.71
Prepaid Dues	101,906.74
Unamortized Debt Costs	-22,401.85
Total Liabilities	2,340,008.55
Total Liabilities	2,340,008.55
Capital	
Equity	
Reserve Equity	2,362,520.23
Insurance Equity	626,911.17
Prior Year Retained Earnings	-307,775.25
Total Equity	2,681,656.15
Calculated Retained Earnings	55,293.30
Calculated Prior Years Retained Earnings	29,861.72
Total Capital	2,766,811.17
TOTAL LIABILITIES & CAPITAL	5,106,819.72

EOM Income Statement

Portfolios: Grand Panama

As of: Jan 2024

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	284,234.16	285,872.80	-1,638.64	284,234.16	285,872.80	-1,638.64	3,736,473.54
Miscellaneous Income	85,207.22	89,795.00	-4,587.78	85,207.22	89,795.00	-4,587.78	339,520.00
Total Operating Income	369,441.38	375,667.80	-6,226.42	369,441.38	375,667.80	-6,226.42	4,075,993.54
Expense							
Salaries & Wages	44,785.87	41,774.08	-3,011.79	44,785.87	41,774.08	-3,011.79	507,356.14
Contracts	46,542.30	45,331.39	-1,210.91	46,542.30	45,331.39	-1,210.91	496,165.67
Utilities	41,042.73	48,295.62	7,252.89	41,042.73	48,295.62	7,252.89	661,452.74
Insurance & Bonds	54,900.84	54,901.00	0.16	54,900.84	54,901.00	0.16	907,541.50
Inspections	0.00	14,499.16	14,499.16	0.00	14,499.16	14,499.16	15,549.16
Licenses	1,611.50	1,902.25	290.75	1,611.50	1,902.25	290.75	4,227.25
Administrative	6,629.93	5,506.82	-1,123.11	6,629.93	5,506.82	-1,123.11	27,131.60
Legal & Professional	2,026.14	3,041.67	1,015.53	2,026.14	3,041.67	1,015.53	53,000.00
Repairs & Maintenance: Building	12,357.00	11,125.03	-1,231.97	12,357.00	11,125.03	-1,231.97	133,500.00
Repairs & Maintenance: Pools	12,953.23	6,312.52	-6,640.71	12,953.23	6,312.52	-6,640.71	75,750.00
Repairs & Maintenance: Equipment	12,788.05	5,750.03	-7,038.02	12,788.05	5,750.03	-7,038.02	69,000.00
Repairs & Maintenance: Grounds	3,297.88	2,875.02	-422.86	3,297.88	2,875.02	-422.86	34,500.00
Miscellaneous	75,212.61	75,188.86	-23.75	75,212.61	75,188.86	-23.75	1,090,819.48
Total Operating Expense	314,148.08	316,503.45	2,355.37	314,148.08	316,503.45	2,355.37	4,075,993.54
Total Operating Income	369,441.38	375,667.80	-6,226.42	369,441.38	375,667.80	-6,226.42	4,075,993.54
Total Operating Expense	314,148.08	316,503.45	2,355.37	314,148.08	316,503.45	2,355.37	4,075,993.54
NOI - Net Operating Income	55,293.30	59,164.35	-3,871.05	55,293.30	59,164.35	-3,871.05	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	369,441.38	375,667.80	-6,226.42	369,441.38	375,667.80	-6,226.42	4,075,993.54
Total Expense	314,148.08	316,503.45	2,355.37	314,148.08	316,503.45	2,355.37	4,075,993.54
Net Income	55,293.30	59,164.35	-3,871.05	55,293.30	59,164.35	-3,871.05	0.00

Total Cash \$2,767,580, Owner Balances \$21,874, Loan Balance \$2,050,255. The association is over budget \$3,871 through January.