

# EOM Balance Sheet

Portfolios: Grand Panama

As of: 03/31/2023 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Reserve Cash	2,188,406.29
Operating Cash	163,631.43
Insurance Funds	1,387,379.43
<b>Total Cash</b>	<b>3,739,417.15</b>
Accounts Receivable Miscellaneous	-6,300.00
Allowance for Doubtful Accounts	-1,705.78
Accounts Receivable	9,340.45
<b>Prepays</b>	
Prepaid Insurance	69,256.76
<b>Total Prepays</b>	<b>69,256.76</b>
<b>Other Asset</b>	
Fixed Asset	2,349,820.00
Accumulated Depreciation	-108,794.00
<b>Total Other Asset</b>	<b>2,241,026.00</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>6,061,014.44</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Liabilities</b>	
Trade Accounts Payable	231,209.63
Loan Payable	2,117,491.71
Prepaid Dues	83,798.63
Unamortized Debt Costs	-24,171.52
<b>Total Liabilities</b>	<b>2,408,328.45</b>
<b>Total Liabilities</b>	<b>2,408,328.45</b>
<b>Capital</b>	
<b>Equity</b>	
Reserve Equity	2,215,728.83
Insurance Equity	1,481,371.68
Prior Year Retained Earnings	157,164.67
<b>Total Equity</b>	<b>3,854,265.18</b>
Calculated Retained Earnings	40,725.42
Calculated Prior Years Retained Earnings	-242,304.61
<b>Total Capital</b>	<b>3,652,685.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>6,061,014.44</b>

## EOM Income Statement

Portfolios: Grand Panama  
As of: Mar 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	641,186.13	641,184.00	2.13	2,564,735.97	
Finance Charge Income	300.22	0.00	300.22	1,186.55	0.00	1,186.55	0.00	
Security Reimbursement	26,877.58	31,000.00	-4,122.42	46,925.28	97,000.00	-50,074.72	450,000.00	Parking Pass Revenue
<b>Total Owner Income</b>	<b>240,906.51</b>	<b>244,728.00</b>	<b>-3,821.49</b>	<b>689,297.96</b>	<b>738,184.00</b>	<b>-48,886.04</b>	<b>3,014,735.97</b>	
<b>Miscellaneous Income</b>								
Vending Income	7.00	0.00	7.00	1,822.67	0.00	1,822.67	0.00	
Miscellaneous Income	33.81	0.00	33.81	93.18	0.00	93.18	0.00	
Interest Income: Operating	132.11	0.00	132.11	273.46	0.00	273.46	0.00	
Storage Rental	1,565.00	0.00	1,565.00	64,755.00	65,640.00	-885.00	65,640.00	
Rental Income	8,600.00	10,183.34	-1,583.34	24,800.00	30,550.02	-5,750.02	172,200.00	Suite 300 Not Rcvd
Beach Service Income	0.00	0.00	0.00	0.00	0.00	0.00	63,654.00	
<b>Total Miscellaneous Income</b>	<b>10,337.92</b>	<b>10,183.34</b>	<b>154.58</b>	<b>91,744.31</b>	<b>96,190.02</b>	<b>-4,445.71</b>	<b>301,494.00</b>	
<b>Total Operating Income</b>	<b>251,244.43</b>	<b>254,911.34</b>	<b>-3,666.91</b>	<b>781,042.27</b>	<b>834,374.02</b>	<b>-53,331.75</b>	<b>3,316,229.97</b>	
<b>Expense</b>								
<b>Salaries &amp; Wages</b>								
Maintenance Payroll	4,132.13	7,737.60	3,605.47	14,957.84	22,713.60	7,755.76	92,249.84	Down 1 Employee
Maintenance Payroll Overtime	509.52	250.00	-259.52	1,891.95	750.00	-1,141.95	3,000.00	
Owner Services Payroll	2,560.40	2,626.11	65.71	9,448.63	7,708.90	-1,739.73	31,099.43	Jan: 3 Pay Periods
Bonus	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	
Contract Labor	28,560.69	27,965.71	-594.98	88,766.38	82,119.99	-6,646.39	350,640.00	Feb: 5 Pay Weeks
Contract Labor Overtime	343.81	0.00	-343.81	1,158.50	0.00	-1,158.50	0.00	
Payroll Burden	1,512.43	2,312.80	800.37	5,522.67	6,938.40	1,415.73	27,753.58	
<b>Total Salaries &amp; Wages</b>	<b>37,618.98</b>	<b>40,892.22</b>	<b>3,273.24</b>	<b>121,745.97</b>	<b>120,230.89</b>	<b>-1,515.08</b>	<b>506,742.85</b>	
<b>Contracts</b>								
Management Fee	12,251.58	12,251.58	0.00	36,754.74	36,754.74	0.00	147,018.90	
Elevator Service	15,798.00	16,537.50	739.50	23,709.00	24,806.25	1,097.25	33,075.00	
Pest Control	325.00	325.00	0.00	975.00	975.00	0.00	3,900.00	
Security Camera	2,771.30	2,778.85	7.55	8,313.90	8,336.55	22.65	33,346.20	
Security	19,687.30	20,000.00	312.70	51,406.76	50,000.00	-1,406.76	215,000.00	
Landscape	1,545.00	1,645.01	100.01	4,635.00	4,935.03	300.03	19,740.12	
Miscellaneous Contracts	112.85	112.50	-0.35	356.55	337.50	-19.05	1,350.00	
<b>Total Contracts</b>	<b>52,491.03</b>	<b>53,650.44</b>	<b>1,159.41</b>	<b>126,150.95</b>	<b>126,145.07</b>	<b>-5.88</b>	<b>453,430.22</b>	
<b>Utilities</b>								
Cable	7,559.18	7,822.49	263.31	22,707.54	23,467.47	759.93	93,869.88	
Electric	11,991.86	12,195.31	203.45	35,983.82	36,585.93	602.11	147,543.67	
Internet	10,170.49	10,201.15	30.66	30,511.47	30,603.45	91.98	122,413.80	
Gas	1,667.90	4,000.00	2,332.10	11,075.12	16,000.00	4,924.88	45,149.28	
Telephone	486.56	468.08	-18.48	1,441.40	1,404.24	-37.16	5,616.88	
Garbage	9,266.83	9,652.28	385.45	25,949.80	28,956.84	3,007.04	115,827.36	
Water	0.00	0.00	0.00	23,316.02	28,362.95	5,046.93	194,177.71	
<b>Total Utilities</b>	<b>41,142.82</b>	<b>44,339.31</b>	<b>3,196.49</b>	<b>150,985.17</b>	<b>165,380.88</b>	<b>14,395.71</b>	<b>724,598.58</b>	
Insurance & Bonds	41,271.10	41,304.87	33.77	123,813.30	123,914.61	101.31	574,920.85	
<b>Inspections</b>								
Elevator Inspection	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	
Fire Alarm Inspection	0.00	0.00	0.00	210.00	0.00	-210.00	6,216.70	
Fire Extinguisher Inspection	0.00	0.00	0.00	0.00	0.00	0.00	1,225.16	
Fire Sprinkler & Backflow Inspection	0.00	0.00	0.00	420.00	0.00	-420.00	7,057.30	
<b>Total Inspections</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>630.00</b>	<b>0.00</b>	<b>-630.00</b>	<b>15,549.16</b>	
<b>Licenses</b>								
Annual Elevator License	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	61.25	
Pool License	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00	
Other Licenses	0.00	0.00	0.00	425.00	360.50	-64.50	360.50	
<b>Total Licenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,621.00</b>	<b>1,556.50</b>	<b>-64.50</b>	<b>3,942.75</b>	
<b>Administrative</b>								
AppFolio	244.80	244.80	0.00	734.40	734.40	0.00	2,937.60	
Copier	0.00	56.17	56.17	220.25	168.51	-51.74	674.00	
Postage	30.00	180.84	150.84	962.75	542.52	-420.23	2,170.00	
Meeting	0.00	0.00	0.00	284.71	650.00	365.29	650.00	
Office Supplies	147.24	500.00	352.76	190.93	1,500.00	1,309.07	6,000.00	
Parking Passes & Wristbands	0.00	0.00	0.00	0.00	1,500.00	1,500.00	9,000.00	
Website Hosting	0.00	533.34	533.34	1,390.00	1,066.68	-323.32	3,200.00	
Uniforms	64.71	208.34	143.63	195.97	625.02	429.05	2,500.00	
<b>Total Administrative</b>	<b>486.75</b>	<b>1,723.49</b>	<b>1,236.74</b>	<b>3,979.01</b>	<b>6,787.13</b>	<b>2,808.12</b>	<b>27,131.60</b>	
<b>Legal &amp; Professional</b>								
Accounting & Audit	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	
Legal: Association Business	105.00	416.67	311.67	783.55	1,250.01	466.46	5,000.00	
Legal: Collections	-200.08	0.00	200.08	-1,833.85	0.00	1,833.85	0.00	
Sales Tax	1,192.58	2,625.00	1,432.42	7,815.62	7,875.00	59.38	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>1,097.50</b>	<b>3,041.67</b>	<b>1,944.17</b>	<b>6,765.32</b>	<b>9,125.01</b>	<b>2,359.69</b>	<b>53,000.00</b>
<b>Repairs &amp; Maintenance: Building</b>							
R&M Air Conditioning	23.73	208.34	184.61	23.73	625.02	601.29	2,500.00
R&M Building Plumbing	43.59	416.67	373.08	2,824.04	1,250.01	-1,574.03	5,000.00
R&M Door Locks	599.89	166.67	-433.22	1,139.49	500.01	-639.48	2,000.00 Mar: Schlage Locks (5)
R&M Doors	0.00	833.34	833.34	1,414.55	2,500.02	1,085.47	10,000.00
R&M Electrical	42.80	208.34	165.54	42.80	625.02	582.22	2,500.00
R&M Elevator	510.00	541.67	31.67	3,318.69	1,625.01	-1,693.68	6,500.00
R&M Exterior	0.00	125.00	125.00	153.43	375.00	221.57	1,500.00
R&M Gym	0.00	41.67	41.67	25.82	125.01	99.19	500.00
R&M Interior	369.94	250.00	-119.94	707.94	750.00	42.06	3,000.00
R&M Miscellaneous	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000.00
R&M Roof	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
R&M Cleaning	4,585.69	3,500.00	-1,085.69	10,005.81	10,500.00	494.19	42,000.00
R&M Supplies	583.94	666.67	82.73	2,819.35	2,000.01	-819.34	8,000.00
<b>Total Repairs &amp; Maintenance: Building</b>	<b>6,759.58</b>	<b>8,291.71</b>	<b>1,532.13</b>	<b>22,475.65</b>	<b>24,875.13</b>	<b>2,399.48</b>	<b>99,500.00</b>
<b>Repairs &amp; Maintenance: Pools</b>							
R&M Pool Area Maintenance	164.59	208.34	43.75	4,144.37	625.02	-3,519.35	2,500.00
R&M Pool Area Painting	0.00	20.84	20.84	0.00	62.52	62.52	250.00
R&M Pool Chemicals	1,136.94	2,333.34	1,196.40	4,660.95	7,000.02	2,339.07	28,000.00
R&M Pool Equipment	1,706.31	833.34	-872.97	7,573.59	2,500.02	-5,073.57	10,000.00 Feb - Mar: Pool Heater Parts
R&M Pool Furniture	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
R&M Pool Gates	0.00	125.00	125.00	540.01	375.00	-165.01	1,500.00
R&M Grill Area	580.00	291.67	-288.33	635.46	875.01	239.55	3,500.00
R&M Pool Plumbing	225.00	416.67	191.67	258.97	1,250.01	991.04	5,000.00
R&M Pool Supplies	1,840.30	416.67	-1,423.63	2,199.61	1,250.01	-949.60	5,000.00 Mar: Cartridge
<b>Total Repairs &amp; Maintenance: Pools</b>	<b>5,653.14</b>	<b>5,479.21</b>	<b>-173.93</b>	<b>20,012.96</b>	<b>16,437.63</b>	<b>-3,575.33</b>	<b>65,750.00</b>
<b>Repairs &amp; Maintenance: Equipment</b>							
R&M Fire Alarm & Monitoring	0.00	833.34	833.34	3,598.76	2,500.02	-1,098.74	10,000.00
R&M Fire Sprinkler & Backflow	0.00	416.67	416.67	5,672.26	1,250.01	-4,422.25	5,000.00
R&M Security Cameras	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
R&M Fitness Equipment	0.00	62.50	62.50	1,217.66	187.50	-1,030.16	750.00
R&M Floor Machine	0.00	208.34	208.34	0.00	625.02	625.02	2,500.00
R&M Generator	0.00	166.67	166.67	421.28	500.01	78.73	2,000.00
R&M Small Tools	557.09	500.00	-57.09	1,230.05	1,500.00	269.95	6,000.00
R&M Equipment Miscellaneous	10,041.50	12,500.00	2,458.50	10,745.15	17,500.00	6,754.85	30,000.00 Mar: Radios (14)
<b>Total Repairs &amp; Maintenance: Equipment</b>	<b>10,598.59</b>	<b>14,854.19</b>	<b>4,255.60</b>	<b>22,885.16</b>	<b>24,562.57</b>	<b>1,677.41</b>	<b>58,250.00</b>
<b>Repairs &amp; Maintenance: Grounds</b>							
R&M Annual Planting	2,411.07	166.67	-2,244.40	2,452.71	500.01	-1,952.70	2,000.00 Mar: Plants & Flowers
R&M Irrigation	450.00	166.67	-283.33	450.00	500.01	50.01	2,000.00
R&M Gates and Fences	300.00	166.67	-133.33	300.00	500.01	200.01	2,000.00
R&M Lighting	627.78	833.34	205.56	3,951.62	2,500.02	-1,451.60	10,000.00
R&M Parking Lot/Garage	3,538.85	166.67	-3,372.18	4,511.85	500.01	-4,011.84	2,000.00 Mar: Parking Stops & Signs
R&M Property Signage	385.14	208.34	-176.80	704.06	625.02	-79.04	2,500.00
R&M Grounds Miscellaneous	339.93	1,250.00	910.07	2,231.52	3,750.00	1,518.48	15,000.00
<b>Total Repairs &amp; Maintenance: Grounds</b>	<b>8,052.77</b>	<b>2,958.36</b>	<b>-5,094.41</b>	<b>14,601.76</b>	<b>8,875.08</b>	<b>-5,726.68</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	7,023.57	7,098.12	74.55	21,142.78	21,294.36	151.58	85,177.44
Contingency Contribution	0.00	9,537.89	9,537.89	0.00	28,613.67	28,613.67	114,454.62
Reserve Contribution	30,000.00	30,000.00	0.00	90,000.00	90,000.00	0.00	360,000.00
Assessment Expense	4,303.35	4,303.93	0.58	12,910.05	12,911.81	1.76	51,647.18
Other Miscellaneous	0.00	0.00	0.00	97.77	0.00	-97.77	0.00 Jan: Stop Pay Fee
<b>Total Miscellaneous</b>	<b>41,326.92</b>	<b>50,939.94</b>	<b>9,613.02</b>	<b>124,150.60</b>	<b>152,819.84</b>	<b>28,669.24</b>	<b>697,913.96</b>
<b>Total Operating Expense</b>	<b>246,499.18</b>	<b>267,475.41</b>	<b>20,976.23</b>	<b>739,816.85</b>	<b>780,710.34</b>	<b>40,893.49</b>	<b>3,316,229.97</b>
Total Operating Income	251,244.43	254,911.34	-3,666.91	781,042.27	834,374.02	-53,331.75	3,316,229.97
Total Operating Expense	246,499.18	267,475.41	20,976.23	739,816.85	780,710.34	40,893.49	3,316,229.97
<b>NOI - Net Operating Income</b>	<b>4,745.25</b>	<b>-12,564.07</b>	<b>17,309.32</b>	<b>41,225.42</b>	<b>53,663.68</b>	<b>-12,438.26</b>	<b>0.00</b>
<b>Other Expense</b>							
<b>Non Recurring</b>							
Reserve Expense	49,977.46	0.00	-49,977.46	138,777.46	0.00	-138,777.46	0.00
Reserve Reimbursement	-49,977.46	0.00	49,977.46	-138,777.46	0.00	138,777.46	0.00
Expense Covered by Insurance	350,096.00	0.00	-350,096.00	977,450.66	0.00	-977,450.66	0.00
Insurance Reimbursement	-350,096.00	0.00	350,096.00	-977,450.66	0.00	977,450.66	0.00
<b>Total Non Recurring</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	251,244.43	254,911.34	-3,666.91	781,042.27	834,374.02	-53,331.75	3,316,229.97
Total Expense	246,499.18	267,475.41	20,976.23	739,816.85	780,710.34	40,893.49	3,316,229.97
<b>Net Income</b>	<b>4,745.25</b>	<b>-12,564.07</b>	<b>17,309.32</b>	<b>41,225.42</b>	<b>53,663.68</b>	<b>-12,438.26</b>	<b>0.00</b>

# EOM Income Statement

Portfolios: Grand Panama

As of: Mar 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
<b>Income</b>							
Owner Income	240,906.51	244,728.00	-3,821.49	689,297.96	738,184.00	-48,886.04	3,014,735.97
Miscellaneous Income	10,337.92	10,183.34	154.58	91,744.31	96,190.02	-4,445.71	301,494.00
<b>Total Operating Income</b>	<b>251,244.43</b>	<b>254,911.34</b>	<b>-3,666.91</b>	<b>781,042.27</b>	<b>834,374.02</b>	<b>-53,331.75</b>	<b>3,316,229.97</b>
<b>Expense</b>							
Salaries & Wages	37,618.98	40,892.22	3,273.24	121,745.97	120,230.89	-1,515.08	506,742.85
Contracts	52,491.03	53,650.44	1,159.41	126,150.95	126,145.07	-5.88	453,430.22
Utilities	41,142.82	44,339.31	3,196.49	150,985.17	165,380.88	14,395.71	724,598.58
Insurance & Bonds	41,271.10	41,304.87	33.77	123,813.30	123,914.61	101.31	574,920.85
Inspections	0.00	0.00	0.00	630.00	0.00	-630.00	15,549.16
Licenses	0.00	0.00	0.00	1,621.00	1,556.50	-64.50	3,942.75
Administrative	486.75	1,723.49	1,236.74	3,979.01	6,787.13	2,808.12	27,131.60
Legal & Professional	1,097.50	3,041.67	1,944.17	6,765.32	9,125.01	2,359.69	53,000.00
Repairs & Maintenance: Building	6,759.58	8,291.71	1,532.13	22,475.65	24,875.13	2,399.48	99,500.00
Repairs & Maintenance: Pools	5,653.14	5,479.21	-173.93	20,012.96	16,437.63	-3,575.33	65,750.00
Repairs & Maintenance: Equipment	10,598.59	14,854.19	4,255.60	22,885.16	24,562.57	1,677.41	58,250.00
Repairs & Maintenance: Grounds	8,052.77	2,958.36	-5,094.41	14,601.76	8,875.08	-5,726.68	35,500.00
Miscellaneous	41,326.92	50,939.94	9,613.02	124,150.60	152,819.84	28,669.24	697,913.96
<b>Total Operating Expense</b>	<b>246,499.18</b>	<b>267,475.41</b>	<b>20,976.23</b>	<b>739,816.85</b>	<b>780,710.34</b>	<b>40,893.49</b>	<b>3,316,229.97</b>
Total Operating Income	251,244.43	254,911.34	-3,666.91	781,042.27	834,374.02	-53,331.75	3,316,229.97
Total Operating Expense	246,499.18	267,475.41	20,976.23	739,816.85	780,710.34	40,893.49	3,316,229.97
<b>NOI - Net Operating Income</b>	<b>4,745.25</b>	<b>-12,564.07</b>	<b>17,309.32</b>	<b>41,225.42</b>	<b>53,663.68</b>	<b>-12,438.26</b>	<b>0.00</b>
<b>Other Expense</b>							
Non Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	251,244.43	254,911.34	-3,666.91	781,042.27	834,374.02	-53,331.75	3,316,229.97
Total Expense	246,499.18	267,475.41	20,976.23	739,816.85	780,710.34	40,893.49	3,316,229.97
<b>Net Income</b>	<b>4,745.25</b>	<b>-12,564.07</b>	<b>17,309.32</b>	<b>41,225.42</b>	<b>53,663.68</b>	<b>-12,438.26</b>	<b>0.00</b>