

EOM Balance Sheet

Portfolios: Grand Panama

As of: 04/30/2024 (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	2,507,660.39
Operating Cash	385,779.89
Insurance Funds	27,179.71
Total Cash	2,920,619.99
Allowance for Doubtful Accounts	-19,292.42
Accounts Receivable: Owner Balances	22,041.87
Prepays	
Prepaid Insurance	124,704.65
Total Prepays	124,704.65
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	5,181,129.95
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	325,187.81
Loan Payable	2,029,265.04
Prepaid Dues	84,222.28
Unamortized Debt Costs	-22,401.85
Total Liabilities	2,416,273.28
Total Liabilities	2,416,273.28
Capital	
Equity	
Reserve Equity	2,326,704.14
Insurance Equity	627,179.71
Prior Year Retained Earnings	-307,775.25
Total Equity	2,646,108.60
Calculated Retained Earnings	72,047.27
Calculated Prior Years Retained Earnings	46,700.80
Total Capital	2,764,856.67
TOTAL LIABILITIES & CAPITAL	5,181,129.95

EOM Income Statement

Portfolios: Grand Panama

As of: Apr 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Note
Income									
4000 Owner Income									
4001	Assessment Income	273,872.58	273,872.80	-0.22	1,095,490.32	1,095,491.20	-0.88	3,286,473.54	
4003	Finance Charge Income	467.24	0.00	467.24	1,926.92	0.00	1,926.92	0.00	
4004	Security Reimbursement	35,043.33	46,000.00	-10,956.67	85,214.23	101,000.00	-15,785.77	450,000.00	
	Total Owner Income	309,383.15	319,872.80	-10,489.65	1,182,631.47	1,196,491.20	-13,859.73	3,736,473.54	
4100 Miscellaneous Income									
4102	Vending Income	241.50	0.00	241.50	1,253.90	0.00	1,253.90	0.00	
4103	Miscellaneous Income	38.00	0.00	38.00	129.53	0.00	129.53	0.00	
4104	Interest Income: Operating	1,143.03	0.00	1,143.03	10,079.15	0.00	10,079.15	0.00	
4113	Storage Rental	585.00	0.00	585.00	75,155.00	74,820.00	335.00	74,820.00	
4114	Rental Income	8,725.00	14,975.00	-6,250.00	34,900.00	59,900.00	-25,000.00	179,700.00	Tiki Revenue in Jun & Jul
4116	Beach Service Income	0.00	0.00	0.00	0.00	0.00	0.00	85,000.00	
	Total Miscellaneous Income	10,732.53	14,975.00	-4,242.47	121,517.58	134,720.00	-13,202.42	339,520.00	
	Total Operating Income	320,115.68	334,847.80	-14,732.12	1,304,149.05	1,331,211.20	-27,062.15	4,075,993.54	
Expense									
6000 Salaries & Wages									
6010	Maintenance Payroll	4,665.36	4,880.00	214.64	18,594.82	19,520.00	925.18	58,560.00	
6011	Maintenance Payroll Overtime	546.00	600.00	54.00	2,212.87	2,400.00	187.13	7,200.00	
6050	Owner Services Payroll	2,680.63	3,179.25	498.62	11,174.32	12,717.01	1,542.69	38,151.01	
6070	Bonus	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	
6080	Contract Labor	35,321.94	29,876.57	-5,445.37	123,425.50	120,502.18	-2,923.32	375,065.15	Jan & Apr: 5 Pay Weeks
6085	Contract Labor Overtime	167.63	250.00	82.37	684.56	1,000.00	315.44	3,000.00	
6090	Payroll Burden	1,815.16	1,917.32	102.16	7,355.87	7,744.32	388.45	23,379.98	
	Total Salaries & Wages	45,196.72	40,703.14	-4,493.58	163,447.94	163,883.51	435.57	507,356.14	
6100 Contracts									
6110	Management Fee	12,864.15	12,864.16	0.01	51,456.60	51,456.64	0.04	154,369.85	
6120	Elevator Service	2,633.00	2,633.00	0.00	10,532.00	11,315.18	783.18	34,728.75	
6130	Pest Control	325.00	325.00	0.00	1,300.00	1,300.00	0.00	3,900.00	
6150	Security Camera	2,771.30	2,771.30	0.00	11,085.20	11,085.20	0.00	33,255.60	
6160	Security	19,251.87	21,879.36	2,627.49	77,942.30	80,029.15	2,086.85	242,001.47	Jan & Mar: 5 Pay Weeks
6180	Landscape	1,000.00	2,213.34	1,213.34	4,545.00	8,853.36	4,308.36	26,560.00	
6190	Miscellaneous Contracts	113.65	112.50	-1.15	501.20	450.00	-51.20	1,350.00	
	Total Contracts	38,958.97	42,798.66	3,839.69	157,362.30	164,489.53	7,127.23	496,165.67	
6200 Utilities									
6210	Cable	7,559.19	7,822.48	263.29	30,381.76	31,289.92	908.16	93,869.75	
6220	Electric	10,511.50	13,000.00	2,488.50	44,672.14	50,436.62	5,764.48	154,436.62	
6230	Internet	10,448.50	10,201.15	-247.35	41,460.39	40,804.60	-655.79	122,413.80	
6240	Gas	5,695.72	2,000.00	-3,695.72	25,350.16	24,000.00	-1,350.16	48,000.00	
6250	Telephone	455.91	511.33	55.42	1,854.16	2,045.32	191.16	6,135.96	
6260	Garbage	6,487.64	4,760.66	-1,726.98	17,532.70	19,042.64	1,509.94	57,127.90	
6270	Water	25,851.32	25,000.00	-851.32	50,426.86	50,000.00	-426.86	179,468.71	
	Total Utilities	67,009.78	63,295.62	-3,714.16	211,678.17	217,619.10	5,940.93	661,452.74	
6300	Insurance & Bonds	54,900.88	54,901.00	0.12	219,603.40	219,604.00	0.60	907,541.50	
6400 Inspections									
6430	Elevator Inspection	450.00	450.00	0.00	450.00	450.00	0.00	1,050.00	
6440	Fire Alarm Inspection	0.00	0.00	0.00	0.00	6,216.70	6,216.70	6,216.70	
6450	Fire Extinguisher Inspection	0.00	0.00	0.00	0.00	1,225.16	1,225.16	1,225.16	
6460	Fire Sprinkler & Backflow Inspection	0.00	0.00	0.00	0.00	7,057.30	7,057.30	7,057.30	
	Total Inspections	450.00	450.00	0.00	450.00	14,949.16	14,499.16	15,549.16	
6500 Licenses									
6510	Annual Elevator License	0.00	0.00	0.00	0.00	0.00	0.00	450.00	
6520	Annual Condo Fee	0.00	0.00	0.00	1,196.00	1,196.00	0.00	1,196.00	
6530	Corporate Annual Filing	61.25	0.00	-61.25	61.25	61.25	0.00	61.25	
6540	Pool License	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00	
6550	Other Licenses	0.00	0.00	0.00	369.70	645.00	275.30	645.00	
	Total Licenses	61.25	0.00	-61.25	1,626.95	1,902.25	275.30	4,227.25	
7100 Administrative									
7110	AppFolio	214.20	244.80	30.60	856.80	979.20	122.40	2,937.60	
7120	Copier	28.50	56.17	27.67	132.40	224.68	92.28	674.00	
7125	Postage	795.71	180.84	-614.87	2,096.29	723.36	-1,372.93	2,170.00	
7130	Meeting	0.00	0.00	0.00	429.87	650.00	220.13	650.00	
7135	Office Supplies	24.05	500.00	475.95	553.80	2,000.00	1,446.20	6,000.00	
7140	Parking Passes & Wristbands	0.00	500.00	500.00	5,233.07	5,750.00	516.93	9,000.00	
7150	Website Hosting / IT Expense	390.00	308.34	-81.66	1,092.50	1,233.36	140.86	3,700.00	
7155	Uniforms	74.73	166.67	91.94	416.92	666.68	249.76	2,000.00	
	Total Administrative	1,527.19	1,956.82	429.63	10,811.65	12,227.28	1,415.63	27,131.60	
7200 Legal & Professional									
7210	Accounting & Audit	8,000.00	10,000.00	2,000.00	8,000.00	10,000.00	2,000.00	10,000.00	
7220	Legal: Association Business	0.00	416.67	416.67	2,530.00	1,666.68	-863.32	5,000.00	
7260	Sales Tax	2,737.04	2,625.00	-112.04	11,667.57	10,500.00	-1,167.57	31,500.00	
7270	Property Tax	0.00	0.00	0.00	79.16	0.00	-79.16	6,500.00	
	Total Legal & Professional	10,737.04	13,041.67	2,304.63	22,276.73	22,166.68	-110.05	53,000.00	
7300 Repairs & Maintenance: Building									
7305	R&M Air Conditioning	7,500.00	1,250.00	-6,250.00	8,574.95	5,000.00	-3,574.95	15,000.00	
7310	R&M Building Plumbing	1,067.75	1,000.00	-67.75	5,561.85	4,000.00	-1,561.85	12,000.00	Feb: Water Heater Replacement in Tiki Bar & Gas Leak Repair
7315	R&M Door Locks	2,600.47	250.00	-2,350.47	6,646.69	1,000.00	-5,646.69	3,000.00	Feb: 15 Schlage Locks
7320	R&M Doors	532.43	1,000.00	467.57	2,345.11	4,000.00	1,654.89	12,000.00	
7325	R&M Electrical	1,049.98	250.00	-799.98	1,716.67	1,000.00	-716.67	3,000.00	
7330	R&M Elevator	2,201.64	833.34	-1,368.30	7,942.50	3,333.36	-4,609		

7400	Repairs & Maintenance: Pools							
7405	R&M Pool Area Maintenance	0.00	250.00	250.00	128.09	1,000.00	871.91	3,000.00
7410	R&M Pool Area Painting	0.00	41.67	41.67	0.00	166.68	166.68	500.00
7415	R&M Pool Chemicals	4,283.14	2,916.67	-1,366.47	8,163.32	11,666.68	3,503.36	35,000.00
7420	R&M Pool Equipment	81.81	1,250.00	1,168.19	12,152.00	5,000.00	-7,152.00	15,000.00
7425	R&M Pool Furniture	0.00	625.00	625.00	0.00	2,500.00	2,500.00	7,500.00
7430	R&M Pool Gates	0.00	104.17	104.17	308.59	416.68	108.09	1,250.00
7435	R&M Grill Area	0.00	291.67	291.67	241.84	1,166.68	924.84	3,500.00
7445	R&M Pool Plumbing	119.94	416.67	296.73	1,070.50	1,666.68	596.18	5,000.00
7450	R&M Pool Supplies	0.00	416.67	416.67	219.82	1,666.68	1,446.86	5,000.00
7495	R&M Pool Miscellaneous	0.00	0.00	0.00	102.72	0.00	-102.72	0.00
	Total Repairs & Maintenance: Pools	4,484.89	6,312.52	1,827.63	22,386.88	25,250.08	2,863.20	75,750.00
7500	Repairs & Maintenance: Equipment							
7510	R&M Fire Alarm & Monitoring	372.50	1,666.67	1,294.17	5,358.43	6,666.68	1,308.25	20,000.00
7520	R&M Fire Sprinkler & Backflow	0.00	1,250.00	1,250.00	12,719.53	5,000.00	-7,719.53	15,000.00
7530	R&M Security Cameras	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
7540	R&M Fitness Equipment	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
7550	R&M Floor Machine	0.00	208.34	208.34	4,426.47	833.36	-3,593.11	2,500.00
7560	R&M Generator	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
7570	R&M Small Tools	158.11	416.67	258.56	2,397.15	1,666.68	-730.47	5,000.00
7595	R&M Equipment Miscellaneous	225.66	1,875.00	1,649.34	8,161.32	7,500.00	-661.32	22,500.00
	Total Repairs & Maintenance: Equipment	756.27	5,750.03	4,993.76	33,062.90	23,000.12	-10,062.78	69,000.00
7600	Repairs & Maintenance: Grounds							
7610	R&M Irrigation	850.00	250.00	-600.00	2,425.00	1,000.00	-1,425.00	3,000.00
7620	R&M Gates and Fences	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
7630	R&M Lighting	758.43	833.34	74.91	5,742.48	3,333.36	-2,409.12	10,000.00
7655	R&M Parking Lot/Garage	0.00	166.67	166.67	1,276.46	666.68	-609.78	2,000.00
7660	R&M Property Signage	28.88	208.34	179.46	1,028.66	833.36	-195.30	2,500.00
7695	R&M Grounds Miscellaneous	234.81	1,250.00	1,015.19	4,869.25	5,000.00	130.75	15,000.00
	Total Repairs & Maintenance: Grounds	1,872.12	2,875.02	1,002.90	15,341.85	11,500.08	-3,841.77	34,500.00
7900	Miscellaneous							
7920	Loan Expense	0.00	0.00	0.00	0.00	0.00	0.00	88,553.16
7930	Loan Interest	6,732.92	6,938.25	205.33	28,764.45	27,753.00	-1,011.45	83,259.00
7940	Contingency Contribution	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
7950	Reserve Contribution	62,850.00	62,850.00	0.00	251,400.00	251,400.00	0.00	754,200.00
7975	Assessment Expense	5,514.36	5,400.61	-113.75	22,057.44	21,602.44	-455.00	64,807.32
7980	Other Miscellaneous	-6.00	0.00	6.00	26.17	0.00	-26.17	0.00
	Total Miscellaneous	75,091.28	75,188.86	97.58	302,248.06	300,755.44	-1,492.62	1,090,819.48
	Total Operating Expense	320,062.65	318,398.37	-1,664.28	1,232,101.78	1,221,847.35	-10,254.43	4,075,993.54
	Total Operating Income	320,115.68	334,847.80	-14,732.12	1,304,149.05	1,331,211.20	-27,062.15	4,075,993.54
	Total Operating Expense	320,062.65	318,398.37	-1,664.28	1,232,101.78	1,221,847.35	-10,254.43	4,075,993.54
	NOI - Net Operating Income	53.03	16,449.43	-16,396.40	72,047.27	109,363.85	-37,316.58	0.00
	Other Expense							
9000	Non Recurring							
9030	Reserve Expense	78,539.47	0.00	-78,539.47	380,043.91	0.00	-380,043.91	0.00
9040	Reserve Reimbursement	-78,539.47	0.00	78,539.47	-380,043.91	0.00	380,043.91	0.00
	Total 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	320,115.68	334,847.80	-14,732.12	1,304,149.05	1,331,211.20	-27,062.15	4,075,993.54
	Total Expense	320,062.65	318,398.37	-1,664.28	1,232,101.78	1,221,847.35	-10,254.43	4,075,993.54
	Net Income	53.03	16,449.43	-16,396.40	72,047.27	109,363.85	-37,316.58	0.00