

EOM Balance Sheet

Portfolios: Grand Panama

As of: 05/31/2024 (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	2,398,492.58
Operating Cash	197,848.07
Insurance Funds	227,482.56
Total Cash	2,823,823.21
Allowance for Doubtful Accounts	-1,375.42
Accounts Receivable: Owner Balances	29,665.84
Prepays	
Prepaid Insurance	106,379.15
Total Prepays	106,379.15
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	5,091,548.64
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	106,109.30
Loan Payable	2,021,655.21
Prepaid Dues	94,544.64
Unamortized Debt Costs	-14,934.57
Total Liabilities	2,207,374.58
Total Liabilities	2,207,374.58
Capital	
Equity	
Reserve Equity	2,371,155.08
Insurance Equity	610,643.48
Prior Year Retained Earnings	-307,775.25
Total Equity	2,674,023.31
Calculated Retained Earnings	153,000.23
Calculated Prior Years Retained Earnings	57,150.52
Total Capital	2,884,174.06
TOTAL LIABILITIES & CAPITAL	5,091,548.64

7400	Repairs & Maintenance: Pools								
7405	R&M Pool Area Maintenance	1,300.00	250.00	-1,050.00	1,428.09	1,250.00	-178.09	3,000.00	May: Replaced Pickets
7410	R&M Pool Area Painting	0.00	41.67	41.67	0.00	208.35	208.35	500.00	
7415	R&M Pool Chemicals	3,614.44	2,916.67	-697.77	11,777.76	14,583.35	2,805.59	35,000.00	
7420	R&M Pool Equipment	1,945.30	1,250.00	-695.30	14,097.30	6,250.00	-7,847.30	15,000.00	Jan: Pool Heater & Hot Tub Heater Install
7425	R&M Pool Furniture	374.24	625.00	250.76	374.24	3,125.00	2,750.76	7,500.00	
7430	R&M Pool Gates	500.00	104.17	-395.83	808.59	520.85	-287.74	1,250.00	
7435	R&M Grill Area	0.00	291.67	291.67	241.84	1,458.35	1,216.51	3,500.00	
7445	R&M Pool Plumbing	2,000.00	416.67	-1,583.33	3,070.50	2,083.35	-987.15	5,000.00	May: Protect Plumbing Components
7450	R&M Pool Supplies	343.16	416.67	73.51	562.98	2,083.35	1,520.37	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	10,077.14	6,312.52	-3,764.62	32,464.02	31,562.60	-901.42	75,750.00	
7500	Repairs & Maintenance: Equipment								
7510	R&M Fire Alarm & Monitoring	2,250.49	1,666.67	-583.82	7,608.92	8,333.35	724.43	20,000.00	
7520	R&M Fire Sprinkler & Backflow	0.00	1,250.00	1,250.00	12,719.53	6,250.00	-6,469.53	15,000.00	Feb: Service Call
7530	R&M Security Cameras	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00	
7540	R&M Fitness Equipment	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00	
7550	R&M Floor Machine	0.00	208.33	208.33	4,426.47	1,041.69	-3,384.78	2,500.00	Jan & Mar: Service Calls (4)
7560	R&M Generator	691.09	166.67	-524.42	691.09	833.35	142.26	2,000.00	
7570	R&M Small Tools	215.85	416.67	200.82	2,613.00	2,083.35	-529.65	5,000.00	Feb: Vac, Drill, Pressure Washer
7595	R&M Equipment Miscellaneous	0.00	1,875.00	1,875.00	8,161.32	9,375.00	1,213.68	22,500.00	Jan: Luggage Carts
	Total Repairs & Maintenance: Equipment	3,157.43	5,750.00	2,592.57	36,220.33	28,750.12	-7,470.21	69,000.00	
7600	Repairs & Maintenance: Grounds								
7610	R&M Irrigation	1,871.00	250.00	-1,621.00	4,296.00	1,250.00	-3,046.00	3,000.00	May: Irrigation Repairs
7620	R&M Gates and Fences	1,700.00	166.67	-1,533.33	1,700.00	833.35	-866.65	2,000.00	May: Gate Install for Water Heater
7630	R&M Lighting	2,154.28	833.33	-1,320.95	7,896.76	4,166.69	-3,730.07	10,000.00	
7655	R&M Parking Lot/Garage	0.00	166.67	166.67	1,276.46	833.35	-443.11	2,000.00	
7660	R&M Property Signage	624.68	208.33	-416.35	1,653.34	1,041.69	-611.65	2,500.00	
7695	R&M Grounds Miscellaneous	6,890.51	1,250.00	-5,640.51	11,759.76	6,250.00	-5,509.76	15,000.00	Mar: Plant Package; May: Protective Barrier & Sod
	Total Repairs & Maintenance: Grounds	13,240.47	2,875.00	-10,365.47	28,582.32	14,375.08	-14,207.24	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	6,707.85	6,938.25	230.40	35,472.30	34,691.25	-781.05	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	314,250.00	314,250.00	0.00	754,200.00	
7975	Assessment Expense	5,514.36	5,400.61	-113.75	27,571.80	27,003.05	-568.75	64,807.32	
7980	Other Miscellaneous	0.00	0.00	0.00	26.17	0.00	-26.17	0.00	
	Total Miscellaneous	75,072.21	75,188.86	116.65	377,320.27	375,944.30	-1,375.97	1,090,819.48	
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54	
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54	
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54	
	NOI - Net Operating Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00	
	Other Expense								
9000	Non Recurring								
9030	Reserve Expense	27,337.50	0.00	-27,337.50	407,381.41	0.00	-407,381.41	0.00	
9040	Reserve Reimbursement	-27,337.50	0.00	27,337.50	-407,381.41	0.00	407,381.41	0.00	
9050	Expense Covered by Insurance	0.00	0.00	0.00	16,839.08	0.00	-16,839.08	0.00	
9060	Insurance Reimbursement	0.00	0.00	0.00	-16,839.08	0.00	16,839.08	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	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54	
	Total Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54	
	Net Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00	

EOM Income Statement

Portfolios: Grand Panama
As of: May 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	332,519.66	325,872.80	6,646.86	1,515,151.13	1,522,364.00	-7,212.87	3,736,473.54
4100	Miscellaneous Income	49,378.80	14,975.00	34,403.80	170,896.38	149,695.00	21,201.38	339,520.00
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54
Expense								
6000	Salaries & Wages	44,792.24	44,422.67	-369.57	208,240.18	208,306.18	66.00	507,356.14
6100	Contracts	49,869.33	46,944.15	-2,925.18	207,231.63	211,433.68	4,202.05	496,165.67
6200	Utilities	38,505.08	39,295.62	790.54	250,183.25	256,914.72	6,731.47	661,452.74
6300	Insurance & Bonds	67,920.35	85,992.19	18,071.84	287,523.75	305,596.19	18,072.44	907,541.50
6400	Inspections	0.00	0.00	0.00	450.00	14,949.16	14,499.16	15,549.16
6500	Licenses	170.00	0.00	-170.00	1,796.95	1,902.25	105.30	4,227.25
7100	Administrative	1,877.72	3,456.80	1,579.08	12,689.37	15,684.08	2,994.71	27,131.60
7200	Legal & Professional	3,104.73	3,041.67	-63.06	25,381.46	25,208.35	-173.11	53,000.00
7300	Repairs & Maintenance: Building	9,997.88	11,125.00	1,127.12	64,963.75	55,625.12	-9,338.63	133,500.00
7400	Repairs & Maintenance: Pools	10,077.14	6,312.52	-3,764.62	32,464.02	31,562.60	-901.42	75,750.00
7500	Repairs & Maintenance: Equipment	3,157.43	5,750.00	2,592.57	36,220.33	28,750.12	-7,470.21	69,000.00
7600	Repairs & Maintenance: Grounds	13,240.47	2,875.00	-10,365.47	28,582.32	14,375.08	-14,207.24	34,500.00
7900	Miscellaneous	75,072.21	75,188.86	116.65	377,320.27	375,944.30	-1,375.97	1,090,819.48
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54
	NOI - Net Operating Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	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	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54
	Total Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54
	Net Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00