

EOM Balance Sheet

Portfolios: Grand Panama

As of: 06/30/2024 (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	2,406,880.04
Operating Cash	116,573.70
Insurance Funds	228,273.57
Total Cash	2,751,727.31
Allowance for Doubtful Accounts	-1,375.42
Accounts Receivable: Owner Balances	26,535.89
Prepays	
Prepaid Insurance	220,666.55
Total Prepays	220,666.55
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	5,130,610.19
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	113,172.02
Loan Payable	2,015,690.90
Prepaid Dues	82,488.46
Unamortized Debt Costs	-14,934.57
Total Liabilities	2,196,416.81
Total Liabilities	2,196,416.81
Capital	
Equity	
Reserve Equity	2,438,392.54
Insurance Equity	611,434.49
Prior Year Retained Earnings	-307,775.25
Total Equity	2,742,051.78
Calculated Retained Earnings	134,991.08
Calculated Prior Years Retained Earnings	57,150.52
Total Capital	2,934,193.38
TOTAL LIABILITIES & CAPITAL	5,130,610.19

EOM Income Statement

Portfolios: Grand Panama

As of: Jun 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	1,643,235.48	1,643,236.80	-1.32	3,286,473.54	
4003	Finance Charge Income	545.42	0.00	545.42	3,025.45	0.00	3,025.45	0.00	
4004	Security Reimbursement	66,162.01	75,000.00	-8,837.99	209,470.21	228,000.00	-18,529.79	450,000.00	
	Total Owner Income	340,580.01	348,872.80	-8,292.79	1,855,731.14	1,871,236.80	-15,505.66	3,736,473.54	
4100	Miscellaneous Income								
4102	Vending Income	776.19	0.00	776.19	3,428.42	0.00	3,428.42	0.00	
4103	Miscellaneous Income	30.00	0.00	30.00	189.53	0.00	189.53	0.00	
4104	Interest Income: Operating	754.77	0.00	754.77	12,279.39	0.00	12,279.39	0.00	
4113	Storage Rental	300.00	0.00	300.00	75,735.00	74,820.00	915.00	74,820.00	
4114	Rental Income	8,725.00	14,975.00	-6,250.00	89,850.00	89,850.00	0.00	179,700.00	Tiki Revenue in Jun & Jul May lost in Mail and June Received in July, Derek is collecting both May and July 07/16
4116	Beach Service Income	0.00	21,250.00	-21,250.00	0.00	42,500.00	-42,500.00	85,000.00	
	Total Miscellaneous Income	10,585.96	36,225.00	-25,639.04	181,482.34	207,170.00	-25,687.66	339,520.00	
	Total Operating Income	351,165.97	385,097.80	-33,931.83	2,037,213.48	2,078,406.80	-41,193.32	4,075,993.54	
Expense									
6000	Salaries & Wages								
6010	Maintenance Payroll	4,480.00	4,880.00	400.00	30,018.82	29,280.00	-738.82	58,560.00	
6011	Maintenance Payroll Overtime	1,504.44	600.00	-904.44	5,122.21	3,600.00	-1,522.21	7,200.00	
6050	Owner Services Payroll	2,706.90	3,179.25	472.35	18,158.47	19,075.51	917.04	38,151.01	
6070	Bonus	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	
6080	Contract Labor	29,378.47	32,454.86	3,076.39	181,876.49	186,493.73	4,617.24	375,065.15	Jan & Apr: 5 Pay Weeks
6085	Contract Labor Overtime	368.36	250.00	-118.36	1,242.48	1,500.00	257.52	3,000.00	
6090	Payroll Burden	1,999.01	1,917.32	-81.69	12,258.89	11,638.37	-620.52	23,379.98	
	Total Salaries & Wages	40,437.18	43,281.43	2,844.25	248,677.36	251,587.61	2,910.25	507,356.14	
6100	Contracts								
6110	Management Fee	12,864.15	12,864.15	0.00	77,184.90	77,184.95	0.05	154,369.85	
6120	Elevator Service	0.00	0.00	0.00	13,165.00	17,364.37	4,199.37	34,728.75	
6130	Pest Control	325.00	325.00	0.00	1,950.00	1,950.00	0.00	3,900.00	
6150	Security Camera	2,771.30	2,771.30	0.00	16,627.80	16,627.80	0.00	33,255.60	
6160	Security	21,687.73	21,879.36	191.63	126,111.46	124,517.18	-1,594.28	242,001.47	Jan & Mar: 5 Pay Weeks May: Includes Pinestraw & Annual Planting; Jun: Palm Trimming
6180	Landscape	4,915.00	2,213.33	-2,701.67	14,138.00	13,280.02	-857.98	26,560.00	
6190	Miscellaneous Contracts	116.45	112.50	-3.95	734.10	675.00	-59.10	1,350.00	
	Total Contracts	42,679.63	40,165.64	-2,513.99	249,911.26	251,599.32	1,688.06	496,165.67	
6200	Utilities								
6210	Cable	7,559.19	7,822.48	263.29	45,500.14	46,934.88	1,434.74	93,869.75	
6220	Electric	11,513.06	15,000.00	3,486.94	67,083.89	78,436.62	11,352.73	154,436.62	
6230	Internet	10,448.50	10,201.15	-247.35	62,357.39	61,206.90	-1,150.49	122,413.80	
6240	Gas	1,626.40	1,000.00	-626.40	29,670.89	28,000.00	-1,670.89	48,000.00	
6250	Telephone	452.82	511.33	58.51	2,759.80	3,067.98	308.18	6,135.96	
6260	Garbage	6,238.56	4,760.66	-1,477.90	30,222.81	28,563.96	-1,658.85	57,127.90	
6270	Water	29,696.74	30,000.00	303.26	80,123.60	80,000.00	-123.60	179,468.71	
	Total Utilities	67,535.27	69,295.62	1,760.35	317,718.52	326,210.34	8,491.82	661,452.74	
6300	Insurance & Bonds	67,920.35	85,992.19	18,071.84	355,444.10	391,588.38	36,144.28	907,541.50	
6400	Inspections								
6430	Elevator Inspection	0.00	0.00	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	0.00	0.00	0.00	450.00	14,949.16	14,499.16	15,349.16	
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	0.00	0.00	0.00	61.25	61.25	0.00	61.25	
6540	Pool License	2,125.00	1,875.00	-250.00	2,125.00	1,875.00	-250.00	1,875.00	
6550	Other Licenses	0.00	0.00	0.00	539.70	645.00	105.30	645.00	
	Total Licenses	2,125.00	1,875.00	-250.00	3,921.95	3,777.25	-144.70	4,227.25	
7100	Administrative								
7110	AppFolio	214.20	244.80	30.60	1,285.20	1,468.80	183.60	2,937.60	
7120	Copier	13.00	56.17	43.17	155.50	337.02	181.52	674.00	
7125	Postage	32.41	180.83	148.42	2,186.34	1,085.02	-1,101.32	2,170.00	
7130	Meeting	0.00	0.00	0.00	429.87	650.00	220.13	650.00	
7135	Office Supplies	372.21	500.00	127.79	1,037.08	3,000.00	1,962.92	6,000.00	
7140	Parking Passes & Wristbands	0.00	0.00	0.00	6,592.78	7,750.00	1,157.22	9,000.00	
7150	Website Hosting / IT Expense	292.17	308.33	16.16	1,509.67	1,850.02	340.35	3,700.00	
7155	Uniforms	195.98	166.67	-29.31	612.90	1,000.02	387.12	2,000.00	
	Total Administrative	1,119.97	1,456.80	336.83	13,809.34	17,140.88	3,331.54	27,131.60	
7200	Legal & Professional								
7210	Accounting & Audit	0.00	0.00	0.00	8,000.00	10,000.00	2,000.00	10,000.00	
7220	Legal: Association Business	618.65	416.67	-201.98	3,148.65	2,500.02	-648.63	5,000.00	
7260	Sales Tax	7,321.93	2,625.00	-4,696.93	22,094.23	15,750.00	-6,344.23	31,500.00	
7270	Property Tax	0.00	0.00	0.00	79.16	0.00	-79.16	6,500.00	
	Total Legal & Professional	7,940.58	3,041.67	-4,898.91	33,322.04	28,250.02	-5,072.02	53,000.00	
7300	Repairs & Maintenance: Building								
7305	R&M Air Conditioning	0.00	1,250.00	1,250.00	8,574.95	7,500.00	-1,074.95	15,000.00	Feb: Water Heater Replacement in Tiki Bar & Gas Leak
7310	R&M Building Plumbing	2,903.68	1,000.00	-1,903.68	8,465.53	6,000.00	-2,465.53	12,000.00	Repair; Jun: Drain Block T1 & T2 Parking Plumbing
7315	R&M Door Locks	2,835.84	250.00	-2,585.84	9,727.53	1,500.00	-8,227.53	3,000.00	Feb: 15 Schlage Locks; Jun: Push Bars
7320	R&M Doors	1,177.93	1,000.00	-177.93	3,523.04	6,000.00	2,476.96	12,000.00	
7325	R&M Electrical	345.63	250.00	-95.63	2,222.54	1,500.00	-722.54	3,000.00	
7330	R&M Elevator	1,214.61	833.33	-381.28	13,829.97	5,000.02	-8,829.95	10,000.00	Jan: Service Calls (4); Feb: Service Calls (2); May: Service Calls (10) & Governor Assembly 50%
7335	R&M Exterior	0.00	250.00	250.00	404.94	1,500.00	1,095.06	3,000.00	Mar: Misc Leak Investigation
7340	R&M Gym	0.00	41.67	41.67	0.00	250.02	250.02	500.00	
7345	R&M Interior	791.80	500.00	-291.80	1,291.80	3,000.00	1,708.20	6,000.00	
7350	R&M Miscellaneous	0.00	833.33	833.33	2,984.74	5,000.02	2,015.28	10,000.00	Jan: Tiki Awning
7365	R&M Roof	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00	
7370	R&M Cleaning	6,519.92	4,166.67	-2,353.25	24,688.68	25,000.02	311.34	50,000.00	
7375	R&M Supplies	337.65	666.67	329.02	5,377.09	4,000.02	-1,377.07	8,000.00	
	Total Repairs & Maintenance: Building	16,127.06	11,125.00	-5,002.06	81,090.81	66,750.12	-14,340.69	133,500.00	

7400	Repairs & Maintenance: Pools								
7405	R&M Pool Area Maintenance	0.00	250.00	250.00	1,428.09	1,500.00	71.91	3,000.00	May: Replaced Pickets
7410	R&M Pool Area Painting	0.00	41.67	41.67	0.00	250.02	250.02	500.00	
7415	R&M Pool Chemicals	4,965.61	2,916.67	-2,048.94	16,743.37	17,500.02	756.65	35,000.00	
7420	R&M Pool Equipment	0.00	1,250.00	1,250.00	14,097.30	7,500.00	-6,597.30	15,000.00	Jan: Pool Heater & Hot Tub Heater Install
7425	R&M Pool Furniture	0.00	625.00	625.00	374.24	3,750.00	3,375.76	7,500.00	
7430	R&M Pool Gates	0.00	104.17	104.17	808.59	625.02	-183.57	1,250.00	
7435	R&M Grill Area	29.29	291.67	262.38	271.13	1,750.02	1,478.89	3,500.00	
7445	R&M Pool Plumbing	341.68	416.67	74.99	3,412.18	2,500.02	-912.16	5,000.00	May: Protect Plumbing Components
7450	R&M Pool Supplies	663.39	416.67	-246.72	1,226.37	2,500.02	1,273.65	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	5,999.97	6,312.52	312.55	38,463.99	37,875.12	-588.87	75,750.00	
7500	Repairs & Maintenance: Equipment								
7510	R&M Fire Alarm & Monitoring	2,274.34	1,666.67	-607.67	9,883.26	10,000.02	116.76	20,000.00	Jun: Service Calls (4)
7520	R&M Fire Sprinkler & Backflow	27,651.56	1,250.00	-26,401.56	40,371.09	7,500.00	-32,871.09	15,000.00	Feb: Service Call; Jun: Service Call (3) Sprinkler Heads
7530	R&M Security Cameras	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00	
7540	R&M Fitness Equipment	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00	
7550	R&M Floor Machine	0.00	208.33	208.33	4,426.47	1,250.02	-3,176.45	2,500.00	Jan & Mar: Service Calls (4)
7560	R&M Generator	832.50	166.67	-665.83	1,523.59	1,000.02	-523.57	2,000.00	
7570	R&M Small Tools	62.64	416.67	354.03	2,675.64	2,500.02	-175.62	5,000.00	Feb: Vac, Drill, Pressure Washer
7595	R&M Equipment Miscellaneous	6,026.93	1,875.00	-4,151.93	14,188.25	11,250.00	-2,938.25	22,500.00	Jan: Luggage Carts; Jun: Compactor Repairs
	Total Repairs & Maintenance: Equipment	36,847.97	5,750.00	-31,097.97	73,068.30	34,500.12	-38,568.18	69,000.00	
7600	Repairs & Maintenance: Grounds								
7610	R&M Irrigation	212.27	250.00	37.73	4,508.27	1,500.00	-3,008.27	3,000.00	May: Irrigation Repairs
7620	R&M Gates and Fences	0.00	166.67	166.67	1,700.00	1,000.02	-699.98	2,000.00	May: Gate Install for Water Heater
7630	R&M Lighting	2,321.37	833.33	-1,488.04	10,218.13	5,000.02	-5,218.11	10,000.00	Jun: LED Ballast
7655	R&M Parking Lot/Garage	0.00	166.67	166.67	1,276.46	1,000.02	-276.44	2,000.00	
7660	R&M Property Signage	0.00	208.33	208.33	1,653.34	1,250.02	-403.32	2,500.00	
7695	R&M Grounds Miscellaneous	526.49	1,250.00	723.51	12,286.25	7,500.00	-4,786.25	15,000.00	Mar: Plant Package; May: Protective Barrier & Sod
	Total Repairs & Maintenance: Grounds	3,060.13	2,875.00	-185.13	31,642.45	17,250.08	-14,392.37	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	8,353.37	6,938.25	-1,415.12	43,825.67	41,629.50	-2,196.17	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	377,100.00	377,100.00	0.00	754,200.00	
7975	Assessment Expense	5,514.36	5,400.61	-113.75	33,086.16	32,403.66	-682.50	64,807.32	
7980	Other Miscellaneous	0.00	0.00	0.00	26.17	0.00	-26.17	0.00	
	Total Miscellaneous	76,717.73	75,188.86	-1,528.87	454,038.00	451,133.16	-2,904.84	1,090,819.48	
	Total Operating Expense	368,510.84	346,359.73	-22,151.11	1,901,558.12	1,892,611.56	-8,946.56	4,075,993.54	
	Total Operating Income	351,165.97	385,097.80	-33,931.83	2,037,213.48	2,078,406.80	-41,193.32	4,075,993.54	
	Total Operating Expense	368,510.84	346,359.73	-22,151.11	1,901,558.12	1,892,611.56	-8,946.56	4,075,993.54	
	NOI - Net Operating Income	-17,344.87	38,738.07	-56,082.94	135,655.36	185,795.24	-50,139.88	0.00	
	Other Expense								
9000	Non Recurring								
9030	Reserve Expense	4,000.00	0.00	-4,000.00	411,381.41	0.00	-411,381.41	0.00	
9040	Reserve Reimbursement	-4,000.00	0.00	4,000.00	-411,381.41	0.00	411,381.41	0.00	
9050	Expense Covered by Insurance	664.28	0.00	-664.28	17,503.36	0.00	-17,503.36	0.00	
9060	Insurance Reimbursement	0.00	0.00	0.00	-16,839.08	0.00	16,839.08	0.00	
	Total Non Recurring	664.28	0.00	-664.28	664.28	0.00	-664.28	0.00	
	Total Other Expense	664.28	0.00	-664.28	664.28	0.00	-664.28	0.00	
	Net Other Income	-664.28	0.00	-664.28	-664.28	0.00	-664.28	0.00	
	Total Income	351,165.97	385,097.80	-33,931.83	2,037,213.48	2,078,406.80	-41,193.32	4,075,993.54	
	Total Expense	369,175.12	346,359.73	-22,815.39	1,902,222.40	1,892,611.56	-9,610.84	4,075,993.54	
	Net Income	-18,009.15	38,738.07	-56,747.22	134,991.08	185,795.24	-50,804.16	0.00	