

EOM Balance Sheet

Portfolios: Grand Panama

As of: 09/30/2023 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Reserve Cash	2,244,059.58
Operating Cash	121,530.44
Insurance Funds	241,526.59
Total Cash	2,607,116.61
Accounts Receivable Miscellaneous	711.26
Allowance for Doubtful Accounts	-19,292.42
Accounts Receivable Owner Balances	13,005.81
Prepays	
Prepaid Insurance	423,184.04
Total Prepays	423,184.04
Other Asset	
Fixed Asset	2,349,820.00
Accumulated Depreciation	-167,769.00
Total Other Asset	2,182,051.00
Utility Deposits	
Electricity Deposit	9,979.86
Total Utility Deposits	9,979.86
TOTAL ASSETS	5,216,756.16
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	55,248.10
Loan Payable	2,078,481.37
Prepaid Dues	85,902.91
Unamortized Debt Costs	-22,401.85
Total Liabilities	2,197,230.53
Total Liabilities	2,197,230.53
Capital	
Equity	
Reserve Equity	2,345,093.04
Insurance Equity	751,968.95
Prior Year Retained Earnings	-307,775.25
Total Equity	2,789,286.74
Calculated Retained Earnings	230,238.89
Total Capital	3,019,525.63
TOTAL LIABILITIES & CAPITAL	5,216,756.16

EOM Income Statement

Portfolios: Grand Panama

As of: Sep 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
Income							
Owner Income							
Assessment Income	213,728.71	213,728.00	0.71	1,923,558.39	1,923,552.00	6.39	2,564,735.97
Finance Charge Income	376.47	0.00	376.47	2,729.71	0.00	2,729.71	0.00
Security Reimbursement	35,751.53	45,000.00	-9,248.47	359,151.25	345,000.00	14,151.25	450,000.00
Total Owner Income	249,856.71	258,728.00	-8,871.29	2,285,439.35	2,268,552.00	16,887.35	3,014,735.97
Miscellaneous Income							
Vending Income	1,067.85	0.00	1,067.85	8,786.52	0.00	8,786.52	0.00
Miscellaneous Income	59.70	0.00	59.70	302.88	0.00	302.88	0.00
Interest Income: Operating	69.46	0.00	69.46	762.96	0.00	762.96	0.00
Storage Rental	0.00	0.00	0.00	65,625.00	65,640.00	-15.00	65,640.00
Rental Income	8,600.00	10,183.33	-1,583.33	151,400.00	141,650.01	9,749.99	172,200.00
Beach Service Income	0.00	0.00	0.00	63,654.00	63,654.00	0.00	63,654.00
Total Miscellaneous Income	9,797.01	10,183.33	-386.32	290,531.36	270,944.01	19,587.35	301,494.00
Total Operating Income	259,653.72	268,911.33	-9,257.61	2,575,970.71	2,539,496.01	36,474.70	3,316,229.97
Expense							
Salaries & Wages							
Maintenance Payroll	4,251.31	7,637.76	-3,386.45	42,500.42	68,827.36	-26,326.94	92,249.84
Maintenance Payroll Overtime	604.74	250.00	-354.74	5,513.01	2,250.00	-3,263.01	3,000.00
Owner Services Payroll	3,011.65	2,559.91	-451.74	28,452.25	23,249.05	-5,203.20	31,099.43
Bonus	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Contract Labor	28,149.09	27,077.14	-1,071.95	288,901.97	267,631.43	-21,270.54	350,640.00
Contract Labor Overtime	175.16	0.00	-175.16	4,595.06	0.00	-4,595.06	0.00
Payroll Burden	1,652.22	2,312.80	-660.58	16,057.80	20,815.20	-4,757.40	27,753.58
Total Salaries & Wages	37,844.17	39,837.61	-1,993.44	386,020.51	382,773.04	-3,247.47	506,742.85
Contracts							
Management Fee	12,251.58	12,251.57	-0.01	110,264.22	110,264.19	-0.03	147,018.90
Elevator Service	0.00	0.00	0.00	23,709.00	24,806.25	-1,097.25	33,075.00
Pest Control	325.00	325.00	0.00	2,995.00	2,925.00	-70.00	3,900.00
Security Camera	2,771.30	2,778.85	-7.55	24,941.70	25,009.65	-67.95	33,346.20
Security	15,862.54	20,000.00	-4,137.46	175,700.79	170,000.00	-5,700.79	215,000.00
Landscape	1,545.00	1,645.01	-100.01	13,905.00	14,805.09	-900.09	19,740.12
Miscellaneous Contracts	112.85	112.50	-0.35	1,055.82	1,012.50	-43.32	1,350.00
Total Contracts	32,868.27	37,112.93	-4,244.66	352,571.53	348,822.68	-3,748.85	453,430.22
Utilities							
Cable	7,564.19	7,822.49	-258.30	68,187.68	70,402.41	-2,214.73	93,869.88
Electric	13,167.32	12,295.30	-872.02	116,274.73	110,957.77	-5,316.96	147,543.67
Internet	10,170.49	10,201.15	-30.66	91,641.41	91,810.35	-168.94	122,413.80
Gas	640.55	1,500.00	-859.45	17,535.93	33,149.28	-15,613.35	45,149.28
Telephone	482.75	468.07	-14.68	4,340.99	4,212.67	-128.32	5,816.88
Garbage	11,308.86	9,652.28	-1,656.58	105,679.33	86,870.52	-18,808.81	115,827.36
Water	0.00	0.00	0.00	118,115.30	133,451.80	-15,336.50	194,177.71
Total Utilities	43,334.16	41,939.29	-1,394.87	521,775.37	530,854.80	-9,079.43	724,598.58
Insurance & Bonds	54,900.84	51,787.44	-3,113.40	428,696.08	419,558.50	-9,137.58	574,920.85
Inspections							
Elevator Inspection	0.00	0.00	0.00	1,050.00	1,050.00	0.00	1,050.00
Fire Alarm Inspection	0.00	1,862.23	-1,862.23	210.00	2,072.23	-1,862.23	6,216.70
Fire Extinguisher Inspection	0.00	241.03	-241.03	2,739.89	408.38	-2,331.51	1,225.16
Fire Sprinkler & Backflow Inspection	0.00	0.00	0.00	1,050.00	2,352.43	-1,302.43	7,057.30
Total Inspections	0.00	2,103.26	-2,103.26	5,049.89	5,883.04	-833.15	15,549.16
Licenses							
Annual Elevator License	0.00	0.00	0.00	450.00	450.00	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	61.25	61.25	0.00	61.25
Pool License	0.00	0.00	0.00	1,875.00	1,875.00	0.00	1,875.00
Other Licenses	0.00	0.00	0.00	645.00	360.50	-284.50	360.50
Total Licenses	0.00	0.00	0.00	4,227.25	3,942.75	-284.50	3,942.75
Administrative							
AppFolio	214.20	244.80	-30.60	2,172.60	2,203.20	-30.60	2,937.60
Copier	0.00	56.16	-56.16	334.65	505.52	-170.87	674.00
Postage	119.31	180.83	-61.52	1,765.46	1,627.51	-137.95	2,170.00
Meeting	0.00	0.00	0.00	284.71	650.00	-365.29	650.00
Office Supplies	33.08	500.00	-466.92	1,737.82	4,500.00	-2,762.18	6,000.00
Parking Passes & Wristbands	0.00	1,500.00	-1,500.00	6,449.02	9,000.00	-2,550.98	9,000.00
Website Hosting	0.00	533.33	-533.33	2,629.67	2,666.67	-37.00	3,200.00
Uniforms	2,042.07	208.33	-1,833.74	2,886.48	1,875.01	-1,011.47	2,500.00
Total Administrative	2,408.66	3,223.45	-814.79	18,260.41	23,027.91	-4,767.50	27,131.60
Legal & Professional							
Accounting & Audit	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00
Legal: Association Business	0.00	416.66	-416.66	4,729.75	3,750.02	-979.73	5,000.00
Legal: Collections	0.00	0.00	0.00	-1,833.85	0.00	1,833.85	0.00
Sales Tax	3,645.72	2,625.00	-1,020.72	38,216.95	23,625.00	-14,591.95	31,500.00
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
Total Legal & Professional	3,645.72	3,041.66	-604.06	51,112.85	37,375.02	-13,737.83	53,000.00
Repairs & Maintenance: Building							
R&M Air Conditioning	15,863.75	208.33	-15,655.42	26,873.50	1,875.01	-24,998.49	2,500.00
R&M Building Plumbing	1,209.22	416.66	-792.56	12,382.25	3,750.02	-8,632.23	5,000.00
R&M Door Locks	1,638.36	166.66	-1,471.70	4,106.85	1,500.02	-2,606.83	2,000.00
R&M Doors	7,256.81	833.33	-6,423.48	15,054.45	7,500.01	-7,554.44	10,000.00
R&M Electrical	480.34	208.33	-272.01	1,489.46	1,875.01	-385.55	2,500.00
R&M Elevator	0.00	541.66	-541.66	10,346.48	4,875.02	-5,471.46	6,500.00
R&M Exterior	0.00	125.00	-125.00	2,578.43	1,125.00	-1,453.43	1,500.00

R&M Gym	296.40	41.66	-254.74	322.22	375.02	52.80	500.00	
R&M Interior	1,737.73	250.00	-1,487.73	7,909.42	2,250.00	-5,659.42	3,000.00	Me
R&M Miscellaneous	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00	De
R&M Roof	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00	
R&M Cleaning	2,124.32	3,500.00	1,375.68	35,851.43	31,500.00	-4,351.43	42,000.00	
R&M Supplies	1,465.36	666.66	-798.70	9,633.69	6,000.02	-3,633.67	8,000.00	Au
Total Repairs & Maintenance: Building	32,072.29	8,291.62	-23,780.67	126,548.18	74,625.14	-51,923.04	99,500.00	
Repairs & Maintenance: Pools								
R&M Pool Area Maintenance	1,134.94	208.33	-926.61	5,348.23	1,875.01	-3,473.22	2,500.00	
R&M Pool Area Painting	0.00	20.83	20.83	0.00	187.51	187.51	250.00	
R&M Pool Chemicals	1,703.72	2,333.33	629.61	24,169.01	21,000.01	-3,169.00	28,000.00	
R&M Pool Equipment	5,431.43	833.33	-4,598.10	27,475.53	7,500.01	-19,975.52	10,000.00	Fe
R&M Pool Furniture	0.00	833.33	833.33	11,817.79	7,500.01	-4,317.78	10,000.00	Re
R&M Pool Gates	0.00	125.00	125.00	566.88	1,125.00	558.12	1,500.00	Ju
R&M Grill Area	85.30	100.00	14.70	4,817.95	2,875.01	-1,942.94	3,500.00	Af
R&M Pool Plumbing	298.96	416.66	117.70	7,323.07	3,750.02	-3,573.05	5,000.00	Ju
R&M Pool Supplies	0.00	416.66	416.66	3,849.29	3,750.02	-99.27	5,000.00	Me
R&M Pool Miscellaneous	0.00	0.00	0.00	376.17	0.00	-376.17	0.00	
Total Repairs & Maintenance: Pools	8,654.35	5,287.47	-3,366.88	85,743.92	49,562.60	-36,181.32	65,750.00	
Repairs & Maintenance: Equipment								
R&M Fire Alarm & Monitoring	4,609.80	833.33	-3,776.47	35,563.16	7,500.01	-28,063.15	10,000.00	Af
R&M Fire Sprinkler & Backflow	2,337.55	416.66	-1,920.89	17,762.45	3,750.02	-14,012.43	5,000.00	Re
R&M Security Cameras	0.00	166.66	166.66	19.99	1,500.02	1,480.03	2,000.00	Se
R&M Fitness Equipment	0.00	62.50	62.50	1,217.66	562.50	-655.16	750.00	Ju
R&M Floor Machine	67.78	208.33	140.55	1,971.70	1,875.01	-96.69	2,500.00	Ju
R&M Generator	0.00	166.66	166.66	1,375.62	1,500.02	124.40	2,000.00	
R&M Small Tools	310.29	500.00	189.71	3,433.19	4,500.00	1,066.81	6,000.00	
R&M Equipment Miscellaneous	6,926.81	1,500.00	-5,426.81	27,609.48	26,500.00	-1,109.48	30,000.00	Me
Total Repairs & Maintenance: Equipment	14,252.23	3,854.14	-10,398.09	88,953.25	47,687.58	-41,265.67	58,250.00	Tr
Repairs & Maintenance: Grounds								
R&M Annual Planting	0.00	166.66	166.66	2,452.71	1,500.02	-952.69	2,000.00	Me
R&M Irrigation	0.00	166.66	166.66	3,799.95	1,500.02	-2,299.93	2,000.00	Af
R&M Gates and Fences	0.00	166.66	166.66	5,243.70	1,500.02	-3,743.68	2,000.00	Me
R&M Lighting	765.95	833.33	67.38	8,057.65	7,500.01	-557.64	10,000.00	
R&M Parking Lot/Garage	0.00	166.66	166.66	6,273.96	1,500.02	-4,773.94	2,000.00	Me
R&M Property Signage	1,880.17	208.33	-1,671.84	5,127.70	1,875.01	-3,252.69	2,500.00	Se
R&M Grounds Miscellaneous	206.86	1,250.00	1,043.14	12,385.93	11,250.00	-1,135.93	15,000.00	Af
Total Repairs & Maintenance: Grounds	2,852.98	2,958.30	105.32	43,341.60	26,625.10	-16,716.50	35,500.00	
Miscellaneous								
Loan Expense	0.00	0.00	0.00	0.00	0.00	0.00	86,634.72	
Loan Interest	7,876.37	7,098.12	-778.25	68,038.52	63,883.08	-4,155.44	85,177.44	
Contingency Contribution	0.00	9,537.88	9,537.88	0.00	85,840.98	85,840.98	114,454.62	
Reserve Contribution	30,000.00	30,000.00	0.00	270,000.00	270,000.00	0.00	360,000.00	
Assessment Expense	4,303.35	4,303.93	0.58	38,730.15	38,735.39	5.24	51,647.18	
Other Miscellaneous	17.62	0.00	-17.62	966.31	0.00	-966.31	0.00	Ja
Total Miscellaneous	42,197.34	50,939.93	8,742.59	377,734.98	458,459.45	80,724.47	697,913.96	
Total Operating Expense	275,031.01	250,377.10	-24,653.91	2,490,035.82	2,409,197.61	-80,838.21	3,316,229.97	
Total Operating Income	259,653.72	268,911.33	-9,257.61	2,575,970.71	2,539,496.01	36,474.70	3,316,229.97	
Total Operating Expense	275,031.01	250,377.10	-24,653.91	2,490,035.82	2,409,197.61	-80,838.21	3,316,229.97	
NOI - Net Operating Income	-15,377.29	18,534.23	-33,911.52	85,934.89	130,298.40	-44,363.51	0.00	
Other Expense								
Non Recurring								
Reserve Expense	14,041.54	0.00	-14,041.54	193,294.00	0.00	-193,294.00	0.00	
Reserve Reimbursement	-14,041.54	0.00	14,041.54	-193,294.00	0.00	193,294.00	0.00	
Expense Covered by Insurance	0.00	0.00	0.00	1,563,569.58	0.00	-1,563,569.58	0.00	
Insurance Reimbursement	0.00	0.00	0.00	-1,707,873.58	0.00	1,707,873.58	0.00	
Total Non Recurring	0.00	0.00	0.00	-144,304.00	0.00	144,304.00	0.00	
Total Other Expense	0.00	0.00	0.00	-144,304.00	0.00	144,304.00	0.00	
Net Other Income	0.00	0.00	0.00	144,304.00	0.00	144,304.00	0.00	
Total Income	259,653.72	268,911.33	-9,257.61	2,575,970.71	2,539,496.01	36,474.70	3,316,229.97	
Total Expense	275,031.01	250,377.10	-24,653.91	2,345,731.82	2,409,197.61	63,465.79	3,316,229.97	
Net Income	-15,377.29	18,534.23	-33,911.52	230,238.89	130,298.40	99,940.49	0.00	