



March 6, 2023

Dear Gran Pacifica Resort Property Owner,

Each year before the Annual Owners Meeting which is coming up via Zoom this Saturday, March 11, 2023, it is our privilege to send to the property owners In-Good-Standing, the financial records of GPMA. 2022 was an exciting year as it was our first complete year using the new QuickBooks accounting system. With the help and guidance of Gran Pacifica senior accountants overseeing the excellent accounting work of our staff accountant, Jeyling Moreno, and the consistent hands-on detail work of Vicky Alvarez who bills and collects from nearly 200 owners, we had the most efficient accounting year ever. With that said, it is our pleasure to send you, an Owner In Good Standing, the detailed reports that reflect the 2022 accounting year. Please know that these confidential detailed reports are provided only to Owners-In-Good Standing. The results of our 2022 financial activities will be shown in broad scope at the upcoming meeting but you have the details for your interest and review.


We want to assure you that GPMA, just like Gran Pacifica Resort, conforms fully to Nicaraguan law in matters of tax compliance of all types. You may see some expenses that are unfamiliar to you so for that reason we want to assure you that they are required to be compliant with Nicaraguan law. After you have reviewed them, please give us a call or send an email for any questions.

Again, CONGRATULATIONS and THANK YOU for being an GPMA Owner In Good Standing!

You are both noticed and appreciated!

Warm regards,

  
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Jeff Harper  
Senior Property Manager

  
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Patricia Younis CPM  
Executive Director