

**LANTANA OCEANFRONT CONDOMINIUM ASSOC., INC.**  
**BALANCE SHEET**  
**October 31, 2022**

	Operating Fund	Pooled Reserve Fund	Special Reserve Assessment	Total
<b>ASSETS</b>				
Cash - TD Bank	51,599.16	28,868.50	37,600.00	118,067.66
Cash - Valley National Bank	48.67			48.67
Cash - CIT	115,472.58	223,300.55	101,333.46	440,106.59
Cash - CIT Catastrophic Loss Acct		41,128.90		41,128.90
Accounts receiveable (net prepaid)	(14,490.89)		121,925.00	107,434.11
Due from operating fund			5,500.00	5,500.00
Due from special assessment		131,824.86		131,824.86
Due from reserve fund	25,961.97			25,961.97
Prepaid expense - insurance	14,001.23			14,001.23
<b>Total Assets</b>	<u>192,592.72</u>	<u>425,122.81</u>	<u>266,358.46</u>	<u>884,073.99</u>
<b>LIABILITIES</b>				
Accounts payable	56,910.88			56,910.88
Note payable - insurance	7,291.79			7,291.79
Due to operating fund		25,961.97		25,961.97
Due to reserve fund			131,824.86	131,824.86
Due to special assesment fund	5,500.00			5,500.00
<b>Contract liability</b>				-
Pooled reserve fund		358,031.94		358,031.94
Castastrophic loss fund		41,128.90		41,128.90
Special reserve assessment			134,533.60	134,533.60
<b>Total Liabilities</b>	<u>69,702.67</u>	<u>425,122.81</u>	<u>266,358.46</u>	<u>761,183.94</u>
<b>FUND BALANCE (Equity)</b>				
Beginning balance, December 31, 2021	111,531.96	-		111,531.96
Net income (loss) YTD	11,358.09			11,358.09
<b>Ending Fund Balances</b>	<u>122,890.05</u>	<u>-</u>	<u>-</u>	<u>122,890.05</u>
<b>Total Liabilities and Fund Balances</b>	<u>192,592.72</u>	<u>425,122.81</u>	<u>266,358.46</u>	<u>884,073.99</u>

**LANTANA OCEANFRONT CONDOMINIUM ASSOC., INC.**  
**OPERATING FUND PROFIT & LOSS & BUDGET ANALYSIS**  
**October 31, 2022**

	This Month	YTD	Budget		Budget Unspent Favorable (Unfavorable)
			YTD	Annual	
<b>INCOME:</b>					
Assessments - regular monthly	61,440.00	614,400.00	614,400.00	737,280.00	
Interest income	3.83	68.87			
Late fee & misc. income	20.00	7,327.62	386.66	464.00	
Total income	61,463.83	621,796.49	614,786.66	737,744.00	
Less: Reserve Fund assessments	(20,224.08)	(202,240.80)	(202,240.00)	(242,688.00)	
<b>Operating Fund income</b>	<b>41,239.75</b>	<b>419,555.69</b>	<b>412,546.66</b>	<b>495,056.00</b>	
<b>EXPENSES:</b>					
<b>Administrative</b>					
Accounting & audit fees		4,200.00	3,500.00	4,200.00	-
Legal fees	1,150.00	4,732.14	3,750.00	4,500.00	(232.14)
Licenses, permits, dues	275.00	1,286.25	2,250.00	2,700.00	1,413.75
Management fees	2,500.00	18,349.00	17,610.00	21,132.00	2,783.00
Office supplies	489.49	1,643.68	1,166.67	1,400.00	(243.68)
Other		1,328.64	2,083.33	2,500.00	1,171.36
	4,414.49	31,539.71	30,360.00	36,432.00	4,892.29
<b>Building maintenance</b>					
General maintenance repairs	5,756.00	18,077.05	20,666.67	24,800.00	6,722.95
Janitorial services	3,296.00	36,831.26	36,450.00	43,740.00	6,908.74
Janitorial supplies	1,754.34	1,754.34	-	-	(1,754.34)
Maintenance labor	6,384.00	46,503.87	39,166.67	47,000.00	496.13
Maintenance supplies	485.53	8,326.62	6,666.67	8,000.00	(326.62)
Pest control - bldg perimeter	310.00	2,790.00	3,336.67	4,004.00	1,214.00
Roof repairs			1,666.67	2,000.00	2,000.00
	17,985.87	114,283.14	107,953.33	129,544.00	15,260.86
<b>Fire prevention systems</b>					
Fire alarm monitor, inspect, repairs	2,424.49	14,068.38	14,166.67	17,000.00	2,931.62
Fire extinguisher inspection		593.85	1,000.00	1,200.00	606.15
Fire pump maint & repair	467.96	1,530.30	6,666.67	8,000.00	6,469.70
	2,892.45	16,192.53	21,833.33	26,200.00	10,007.47
<b>Ground maintenance</b>					
Dune trimming		10,000.00	13,250.00	15,900.00	5,900.00
Fertilizer & pest control		1,126.00	3,750.00	4,500.00	3,374.00
Irrigation repairs & maintenance		355.00	5,416.67	6,500.00	6,145.00
Landscape improvements		4,500.00	4,166.66	5,000.00	500.00
Lawn service	2,736.00	26,897.56	22,916.67	27,500.00	602.44
Plants, shrubs & trees		3,845.00	5,666.67	6,800.00	2,955.00
	2,736.00	46,723.56	55,166.66	66,200.00	19,476.44
<b>Insurance</b>					
General & flood	7,317.12	92,029.43	84,250.00	101,100.00	9,070.57
Ins. Appraisal, Insp., wind mit.	1,200.00	1,200.00	-	-	(1,200.00)
	8,517.12	93,229.43	84,250.00	101,100.00	7,870.57
<b>Mechanical systems</b>					
Elevator contract & repairs	4,426.00	13,471.20	12,083.33	14,500.00	1,028.80
<b>Recreation room &amp; pool</b>					
Pool service	625.00	7,225.00	8,000.00	9,600.00	2,375.00
Repairs & supplies			1,000.00	1,200.00	1,200.00
	625.00	7,225.00	9,000.00	10,800.00	3,575.00
<b>Utilities</b>					
Electric, gas, elevator/entry phone	4,154.49	25,085.00	24,000.00	28,800.00	3,715.00
Trash removal	1,500.00	14,871.84	15,800.00	18,960.00	4,088.16
Water & sewer	4,194.02	45,576.19	52,100.00	62,520.00	16,943.81
	9,848.51	85,533.03	91,900.00	110,280.00	24,746.97
<b>Miscellaneous</b>					
					-
<b>Operating Fund expenses</b>	<b>51,445.44</b>	<b>408,197.60</b>	<b>412,546.66</b>	<b>495,056.00</b>	<b>86,858.40</b>
<b>OPERATING FUND NET INCOME</b>	<b>(10,205.69)</b>	<b>11,358.09</b>	<b>0.00</b>	<b>0.00</b>	

**LANTANA OCEANFRONT CONDOMINIUM ASSOC., INC.**  
**RESERVE FUNDS**  
**October 31, 2022**

**POOLED RESERVES**  
**SCHEDULE OF CONTRACT LIABILITY**

	Month	Year To Date
Assessments - regular	20,224.08	202,240.80
Less: Revenue recognized	(67,266.15)	(109,978.32) x
Net increase (decrease)	(47,042.07)	92,262.48
Beginning balance	405,074.01	265,769.46
<b>ENDING BALANCE</b>	<b>358,031.94</b>	<b>358,031.94</b>

**STATEMENT OF POOLED REVENUE AND EXPENSES**

	Month	Year To Date
<b>Revenue recognized</b>		
Assessment revenue recognized	67,266.15	109,978.32 x
Interest income	85.87	637.39
	67,352.02	110,615.71
<b>Expenses</b>		
Pool furniture		7,343.84
Pool fence & gates		8,340.00
Pool deck repairs	4,375.00	4,375.00
Asphalt sealcoat	9,933.00	9,933.00
EV improvements	4,455.25	4,455.25
Floors & sidewalks	4,000.00	4,000.00
Water, sewer, plumbing systems	44,588.77	58,097.77
Door replacements		4,070.85
Catastrophic loss annual funding		10,000.00
	67,352.02	110,615.71
<b>Net Revenue (Expenses)</b>	<b>0.00</b>	<b>0.00</b>

**SPECIAL RESERVE ASSESSMENT**  
**SCHEDULE OF CONTRACT LIABILITY**

	Month	Year To Date
<b>Revenue</b>		
Assessments - special		576,000.00
Interest income	3.33	41.41
	3.33	576,041.41
<b>Expenditures</b>		
Balcony repairs		441,507.81
	3.33	134,533.60
Beginning balance	134,530.27	0.00
<b>ENDING BALANCE</b>	<b>134,533.60</b>	<b>134,533.60</b>