

Lantana Oceanfront COA Profit & Loss

January through May 2023

| | Jan 23 | Feb 23 | Mar 23 | Apr 23 | May 23 | TOTAL |
|---|-------------------|------------------|------------------|-------------------|------------------|---------------------|
| Income | | | | | | |
| 4000 · Revenues/Income | | | | | | |
| TD Bank balance - 12/31/2022 | 199,814.23 | | | | | |
| 4010 · Monthly Maintenance Fees (Op) | 75,264.00 | 75,264.00 | 75,264.00 | 75,264.00 | 75,264.00 | 376,320.00 |
| 4600 · Special Assessments Income | | | | | | |
| 4605 · Special Assessment - 2022 PHI | 134,533.60 | 0.00 | 0.00 | 288,000.00 | 0.00 | 422,533.60 |
| Total 4600 · Special Assessments Income | 134,533.60 | 0.00 | 0.00 | 288,000.00 | 0.00 | 422,533.60 |
| 4850 · Reserve Interest | 478.10 | 0.00 | 0.00 | 0.00 | 0.00 | 478.10 |
| 4949 · Misc Income | 0.00 | 63.32 | 70.22 | 63.53 | 100.00 | 297.07 |
| 4000 · Revenues/Income - Other | 0.00 | 398.19 | 452.31 | 0.00 | 0.00 | 850.50 |
| Total 4000 · Revenues/Income | 410,089.93 | 75,725.51 | 75,786.53 | 363,327.53 | 75,364.00 | 1,000,293.50 |
| Total Income | 410,089.93 | 75,725.51 | 75,786.53 | 363,327.53 | 75,364.00 | 1,000,293.50 |
| Gross Profit | 410,089.93 | 75,725.51 | 75,786.53 | 363,327.53 | 75,364.00 | 1,000,293.50 |
| Expense | | | | | | |
| 5000 · Operating Expenses | | | | | | |
| 5100 · General & Administrative | | | | | | |
| 5110 · Bank Fees | -4.00 | 0.00 | 0.00 | 0.00 | 0.00 | -4.00 |
| 5120 · Insurance General & Flood | | | | | | |
| 5121 · Policy Premium | 31,359.44 | 15,679.72 | 15,679.72 | 15,679.72 | 15,679.72 | 94,078.32 |
| 5126 · Ins Appraisal, Insp, Wind Mit | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 | 250.00 |
| 5127 · Ins Event - APR23 Lightning | 0.00 | 0.00 | 0.00 | 14,224.93 | 3,416.54 | 17,641.47 |
| Total 5120 · Insurance General & Flood | 31,359.44 | 15,679.72 | 15,679.72 | 29,904.65 | 19,346.26 | 111,969.79 |
| 5130 · Licenses, Permits, Subscription | 0.00 | 75.00 | 0.00 | 0.00 | 350.00 | 425.00 |
| 5165 · Postage, Printing, Copies | 819.81 | 0.00 | 74.18 | 0.00 | 592.48 | 1,486.47 |
| 5170 · Dues & Subscriptions | 85.00 | 0.00 | 0.00 | 0.00 | 0.00 | 85.00 |
| 5180 · Miscellaneous Expense | 30.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30.00 |
| Total 5100 · General & Administrative | 32,290.25 | 15,754.72 | 15,753.90 | 29,904.65 | 20,288.74 | 113,992.26 |
| 5300 · Payroll & Professional Fees | | | | | | |
| 5320 · Management Company | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | 10,000.00 |
| 5340 · Legal | 250.00 | 165.00 | 0.00 | 370.00 | 345.00 | 1,130.00 |
| Total 5300 · Payroll & Professional Fees | 2,250.00 | 2,165.00 | 2,000.00 | 2,370.00 | 2,345.00 | 11,130.00 |
| 6000 · Building - Exterior/Interior | | | | | | |
| 6100 · Building Repair, Supply, Maint | | | | | | |

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| 6110 · Maintenance Labor | 6,688.00 | 6,080.00 | 0.00 | 6,580.00 | 6,592.00 | 25,940.00 |
| 6111 · Janitorial Services | 3,872.00 | 3,520.00 | 4,273.00 | 3,520.00 | 4,048.00 | 19,233.00 |
| Balcony Restoration Expenses | | 92,051.78 | 81,154.49 | 218,571.08 | 53,281.00 | 445,058.35 |
| 6112 · General Maintenance Repair | 425.00 | 11,813.63 | 5,974.60 | 0.00 | 3,375.45 | 21,588.68 |
| 6115 · Maintenance Supplies | 887.54 | 590.38 | 409.01 | 479.61 | 417.11 | 2,783.65 |
| Total 6100 · Building Repair, Supply, Maint | 11,872.54 | 114,055.79 | 91,811.10 | 229,150.69 | 67,713.56 | 514,603.68 |
| 6310 · Janitorial Supplies | 1,897.72 | 0.00 | 0.00 | 0.00 | 0.00 | 1,897.72 |
| 6410 · Pest Control - Bldg Perimeter | 345.52 | 345.52 | 360.09 | 345.52 | 0.00 | 1,396.65 |
| 6500 · Fire Safety System | | | | | | |
| 6510 · Fire Alarm Monitor | 60.00 | 240.00 | 0.00 | 6,115.06 | 15.00 | 6,430.06 |
| 6520 · Fire Pump Maintenance & Repair | 4,926.94 | 6,737.00 | 1,343.00 | 0.00 | 0.00 | 13,006.94 |
| Total 6500 · Fire Safety System | 4,986.94 | 6,977.00 | 1,343.00 | 6,115.06 | 15.00 | 19,437.00 |
| 6600 · Elevator Contract & Repair | 4,610.77 | 0.00 | 0.00 | 2,775.00 | 0.00 | 7,385.77 |
| Total 6000 · Building - Exterior/Interior | 23,713.49 | 121,378.31 | 93,514.19 | 238,386.27 | 67,728.56 | 544,720.82 |
| 7000 · Grounds, Pool, & Amenities | | | | | | |
| 7001 · Landscape & Grounds | | | | | | |
| 7010 · Lawn Service Contract | 2,736.00 | 2,736.00 | 2,736.00 | 2,736.00 | 2,736.00 | 13,680.00 |
| 7015 · Tree Trim, Shrubs, & Sea Grapes | 0.00 | 0.00 | 1,480.00 | 0.00 | 0.00 | 1,480.00 |
| 7020 · Landscape Improvements | 0.00 | 0.00 | 0.00 | 10,476.00 | 0.00 | 10,476.00 |
| 7080 · Fertilizer & Pest Control | 0.00 | 490.00 | 0.00 | 0.00 | 80.16 | 570.16 |
| Total 7001 · Landscape & Grounds | 2,736.00 | 3,226.00 | 4,216.00 | 13,212.00 | 2,816.16 | 26,206.16 |
| 7200 · Pool Expenses | | | | | | |
| 7220 · Pool & Pump Maintenance | | | | | | |
| 7221 · Pool Repairs & Supplies | 33.00 | 0.00 | 0.00 | 577.37 | 0.00 | 610.37 |
| 7240 · Pool Service | 225.00 | 225.00 | 625.00 | 225.00 | 625.00 | 1,925.00 |
| Total 7220 · Pool & Pump Maintenance | 258.00 | 225.00 | 625.00 | 802.37 | 625.00 | 2,535.37 |
| Total 7200 · Pool Expenses | 258.00 | 225.00 | 625.00 | 802.37 | 625.00 | 2,535.37 |
| Total 7000 · Grounds, Pool, & Amenities | 2,994.00 | 3,451.00 | 4,841.00 | 14,014.37 | 3,441.16 | 28,741.53 |
| 8000 · Utilities | | | | | | |
| 8010 · Electricity, Gas, Elev/Entry PH | 2,436.38 | 2,282.08 | 2,329.93 | 2,397.79 | 2,564.61 | 12,010.79 |
| 8030 · Gas | 33.74 | 30.48 | 30.48 | 30.48 | 30.48 | 155.66 |
| 8040 · Water & Sewer | 3,586.41 | 3,868.52 | 4,596.58 | 4,700.99 | 4,040.34 | 20,792.84 |
| 8060 · Phone - Ofc, Internet, Elevatr | 262.36 | 261.82 | 256.75 | 256.83 | 256.65 | 1,294.41 |

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| 8090 - Trash Removal | 1,490.56 | 1,490.56 | 1,559.84 | 1,559.84 | 1,559.84 | 7,660.64 |
| Total 8000 - Utilities | 7,809.45 | 7,933.46 | 8,773.58 | 8,945.93 | 8,451.92 | 41,914.34 |
| Total 5000 - Operating Expenses | 69,057.19 | 150,682.49 | 124,882.67 | 293,621.22 | 102,255.38 | 740,498.95 |
| 9000 - Reserves Contributions | 21,246.72 | 21,246.72 | 21,246.72 | 21,246.72 | 21,246.72 | 106,233.60 |
| Total Expense | 90,303.91 | 171,929.21 | 146,129.39 | 314,867.94 | 123,502.10 | 846,732.55 |
| Net Income | <u>319,786.02</u> | <u>-96,203.70</u> | <u>-70,342.86</u> | <u>48,459.59</u> | <u>-48,138.10</u> | <u>153,560.95</u> |

2023 Reserve Funds Analysis

| | | | | | | <u>Remaining</u> |
|----------------------------------|-------------|-------------|-------------|-------------|-------------|--------------------|
| Mansard Roof Budget | \$65,580.00 | \$65,580.00 | \$65,580.00 | \$65,580.00 | \$50,708.00 | \$35,836.00 |
| Mansard Roof Expenses | | | | \$14,872.00 | \$14,872.00 | |
| Fire Sprinklers Budget | \$55,681.00 | \$50,694.16 | \$43,717.16 | \$42,374.16 | \$36,259.10 | \$36,244.10 |
| Fire Sprinklers Expenses | \$4,986.84 | \$6,977.00 | \$1,343.00 | \$6,115.06 | \$15.00 | |
| EV Budget | \$9,149.00 | \$9,149.00 | \$9,149.00 | \$2,638.52 | \$2,638.52 | \$2,638.52 |
| EV Expenses | | | \$6,510.48 | | | |
| Common Door Replacement Budget | \$61,125.00 | \$61,125.00 | \$61,125.00 | \$61,125.00 | \$48,251.75 | \$44,609.75 |
| Common Door Replacement Expenses | | | | 12873.25 | \$3,642.00 | |
| Dune Crossover Budget | \$28,258.00 | \$28,258.00 | \$22,261.00 | \$21,761.00 | \$21,761.00 | \$21,761.00 |
| Dune Crossover Expenses | | \$5,997.00 | \$500.00 | | | |
| Catastrophic Loss Budget | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$0.00 |
| Catastrophic Loss Expenses | | | | | \$10,000.00 | |
| Clubhouse Shutters Budget | \$3,601.00 | \$3,601.00 | \$3,601.00 | \$3,601.00 | \$3,601.00 | \$1.00 |
| Clubhouse Shutters Expenses | | | | | \$3,600.00 | |
| Clubhouse Elevator Budget | 115,000.00 | 115,000.00 | 115,000.00 | 115,000.00 | 115,000.00 | 115,000.00 |
| Clubhouse Elevator Expenses | | | | | \$0.00 | |