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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS

January 2023 Directors (Revised Aug23)

Directors' Abbreviated Financial Reporting Package

- Profit & Loss (Standard) (Income Statement)
- Profit & Loss Budget Performance (Budget Variance)
- Profit & Loss by Class (for this reporting Month & YTD Total)
- Profit & Loss by Class (YTD by month)
- Balance Sheet (All Funds)



Lantana Oceanfront COA

Profit & Loss

January 2023

09/28/23

Accrual Basis

	Jan 23
Income	
4000 · Revenues/Income	
4010 · Monthly Maintenance Fees (Op)	54,017.28
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	21,246.72
Total 4840 · Monthly Reserves Income	21,246.72
4850 · Reserve Interest	478.10
Total 4000 · Revenues/Income	75,742.10
Total Income	75,742.10
Gross Profit	75,742.10
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	-4.00
5120 · Insurance	
5121 · Policy Premium - General/Flood	31,359.44
Total 5120 · Insurance	31,359.44
5165 · Postage, Printing, Copies	819.81
5170 · Dues & Subscriptions	85.00
Total 5100 · General & Administrative	32,260.25
5300 · Payroll & Professional Fees	
5320 · Management Company	2,000.00
5340 · Legal	250.00
Total 5300 · Payroll & Professional Fees	2,250.00
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	6,688.00
6111 · Janitorial Services	3,472.00
6112 · General Maintenance Repair	425.00
6115 · Maintenance Supplies	1,570.02
6116 · Janitorial Supplies	1,897.72
Total 6100 · Building Repair, Supply, Maint	14,052.74
6410 · Pest Control - Bldg Perimeter	345.52
6500 · Fire Safety System	
6510 · Fire Alarm Monitor	60.00
6520 · Fire Pump Maintenance & Repair	4,926.94
Total 6500 · Fire Safety System	4,986.94
6600 · Elevator Contract & Repair	4,610.77
Total 6000 · Building - Exterior/Interior	23,995.97
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
Total 7001 · Landscape & Grounds	2,736.00

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09/28/23

Accrual Basis

Lantana Oceanfront COA

Profit & Loss

January 2023

	<u>Jan 23</u>
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplis	33.00
7240 · Pool Service	625.00
Total 7220 · Pool & Pumphouse Maintenance	<u>658.00</u>
Total 7200 · Pool Expenses	<u>658.00</u>
Total 7000 · Grounds, Pool, & Amenities	3,394.00
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	2,436.38
8030 · Gas	33.74
8040 · Water & Sewer	3,586.41
8060 · Phone - Ofc, Internet, Elevatr	262.36
8090 · Trash Removal	1,490.56
Total 8000 · Utilities	<u>7,809.45</u>
Total 5000 · Operating Expenses	69,709.67
9000 · Reserves Contributions	21,246.72
9100 · Reserves Interest Contributed	478.10
Total Expense	<u>91,434.49</u>
Net Income	<u><u>-15,692.39</u></u>

Lantana Oceanfront COA Profit & Loss Budget Performance January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Revenues/Income							
4010 · Monthly Maintenance Fees (Op)	54,017.28	54,017.76	-0.48	54,017.28	54,017.76	-0.48	648,212.79
4600 · Special Assessments Income	0.00	0.00	0.00	0.00	0.00	0.00	288,000.00
4605 · Special Assessment - 2023	0.00	0.00	0.00	0.00	0.00	0.00	288,000.00
Total 4600 · Special Assessments Income							
4840 · Monthly Reserves Income	21,246.72	21,246.72	0.00	21,246.72	21,246.72	0.00	254,960.64
4845 · Monthly Reserves Fees	21,246.72	21,246.72	0.00	21,246.72	21,246.72	0.00	254,960.64
Total 4840 · Monthly Reserves Income							
4850 · Reserve Interest	478.10			478.10			
Total 4000 · Revenues/Income	75,742.10	75,264.48	477.62	75,742.10	75,264.48	477.62	1,191,173.43
Total Income	75,742.10	75,264.48	477.62	75,742.10	75,264.48	477.62	1,191,173.43
Gross Profit	75,742.10	75,264.48	477.62	75,742.10	75,264.48	477.62	1,191,173.43
Expense							
5000 · Operating Expenses							
5100 · General & Administrative							
5110 · Bank Fees	-4.00			-4.00			
5115 · Accounting & Audit Fees	0.00	354.13	-354.13	0.00	354.13	-354.13	4,250.00
5120 · Insurance	31,359.44	17,771.62	13,587.82	31,359.44	17,771.62	13,587.82	213,259.00
5121 · Policy Premium - General/Flood	31,359.44	17,771.62	13,587.82	31,359.44	17,771.62	13,587.82	213,259.00
Total 5120 · Insurance	31,359.44	17,771.62	13,587.82	31,359.44	17,771.62	13,587.82	213,259.00
5160 · Office Supplies	0.00	133.37	-133.37	0.00	133.37	-133.37	1,600.00
5165 · Postage, Printing, Copies	819.81	125.00	694.81	819.81	125.00	694.81	1,500.00
5170 · Dues & Subscriptions	85.00			85.00			
5180 · Miscellaneous Expense	0.00	145.00	-145.00	0.00	145.00	-145.00	1,740.00
5190 · Bad Debt	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
Total 5100 · General & Administrative	32,260.25	18,612.49	13,647.76	32,260.25	18,612.49	13,647.76	223,349.00
5300 · Payroll & Professional Fees							
5320 · Management Company	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00	24,000.00
5340 · Legal	250.00	375.00	-125.00	250.00	375.00	-125.00	4,500.00
5350 · Lic, Permits, and Taxes	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
Total 5300 · Payroll & Professional Fees	2,250.00	2,625.00	-375.00	2,250.00	2,625.00	-375.00	31,500.00
6000 · Building - Exterior/Interior							
6100 · Building Repair, Supply, Maint							
6110 · Maintenance Labor	6,688.00	6,686.63	1.37	6,688.00	6,686.63	1.37	80,240.00
6111 · Janitorial Services	3,472.00	3,846.63	-374.63	3,472.00	3,846.63	-374.63	46,160.00
6112 · General Maintenance Repair	425.00	1,666.63	-1,241.63	425.00	1,666.63	-1,241.63	20,000.00
6115 · Maintenance Supplies	1,570.02	1,019.47	550.55	1,570.02	1,019.47	550.55	12,233.20
6116 · Janitorial Supplies	1,897.72			1,897.72			
Total 6100 · Building Repair, Supply, Maint	14,052.74	13,219.36	833.38	14,052.74	13,219.36	833.38	158,633.20
6200 · Roof Repairs	0.00	183.37	-183.37	0.00	183.37	-183.37	2,200.00
6410 · Pest Control - Bldg Perimeter	345.52	341.00	4.52	345.52	341.00	4.52	4,092.00

Lantana Oceanfront COA Profit & Loss Budget Performance January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
6500 - Fire Safety System							
6510 - Fire Alarm Monitor	60.00	1,454.84	-1,394.84	60.00	1,454.84	-1,394.84	17,458.52
6520 - Fire Pump Maintenance & Repair	4,926.94	460.70	4,466.24	4,926.94	460.70	4,466.24	5,528.18
6540 - Fire Extinguisher	0.00	70.00	-70.00	0.00	70.00	-70.00	840.00
Total 6500 - Fire Safety System	4,986.94	1,985.54	3,001.40	4,986.94	1,985.54	3,001.40	23,826.70
6600 - Elevator Contract & Repair							
6600 - Building - Exterior/Interior	4,610.77	1,387.88	3,222.89	4,610.77	1,387.88	3,222.89	16,665.00
Total 6600 - Building - Exterior/Interior	23,995.97	17,117.15	6,878.82	23,995.97	17,117.15	6,878.82	205,406.90
7000 - Grounds, Pool, & Amenities							
7001 - Landscape & Grounds							
7010 - Lawn Service Contract	2,736.00	2,736.00	0.00	2,736.00	2,736.00	0.00	32,832.00
7015 - Tree Trim, Shrubs, & Sea Grapes	0.00	150.00	-150.00	0.00	150.00	-150.00	1,800.00
7020 - Landscape Improvements	0.00	633.37	-633.37	0.00	633.37	-633.37	7,600.00
7030 - Dune Trimming	0.00	1,875.00	-1,875.00	0.00	1,875.00	-1,875.00	22,500.00
7060 - Irrigation Repairs & Maint.	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000.00
7080 - Fertilizer & Pest Control	0.00	180.00	-180.00	0.00	180.00	-180.00	2,160.00
Total 7001 - Landscape & Grounds	2,736.00	5,741.00	-3,005.00	2,736.00	5,741.00	-3,005.00	68,892.00
7200 - Pool Expenses							
7220 - Pool & Pumphouse Maintenance							
7221 - Pool Repairs & Supplies	33.00			33.00			
7240 - Pool Service	625.00	750.00	-125.00	625.00	750.00	-125.00	9,000.00
Total 7220 - Pool & Pumphouse Maintenance	658.00	750.00	-92.00	658.00	750.00	-92.00	9,000.00
Total 7200 - Pool Expenses	658.00	750.00	-92.00	658.00	750.00	-92.00	9,000.00
Total 7000 - Grounds, Pool, & Amenities	3,394.00	6,491.00	-3,097.00	3,394.00	6,491.00	-3,097.00	77,892.00
8000 - Utilities							
8010 - Electricity, Gas, Elev/Entry PH	2,436.38	2,412.62	23.76	2,436.38	2,412.62	23.76	28,951.77
8030 - Gas	33.74			33.74			
8040 - Water & Sewer	3,586.41	5,198.11	-1,611.70	3,586.41	5,198.11	-1,611.70	62,377.43
8060 - Phone - Ofc, Internet, Elevatr	262.36			262.36			
8090 - Trash Removal	1,490.56	1,561.29	-70.73	1,490.56	1,561.29	-70.73	18,735.70
Total 8000 - Utilities	7,809.45	9,172.02	-1,362.57	7,809.45	9,172.02	-1,362.57	110,064.90
Total 5000 - Operating Expenses	69,709.67	54,017.66	15,692.01	69,709.67	54,017.66	15,692.01	648,212.80
9000 - Reserves Contributions	21,246.72	21,246.72	0.00	21,246.72	21,246.72	0.00	254,960.64
9100 - Reserves Interest Contributed	478.10	478.10	0.00	478.10	478.10	0.00	0.00
Total Expense	91,434.49	75,264.38	16,170.11	91,434.49	75,264.38	16,170.11	903,173.44
Net Income	-15,692.39	0.10	-15,692.49	-15,692.39	0.10	-15,692.49	287,999.99

Lantana Oceanfront COA
Profit & Loss by Class
January 2023

	Operating	Reserves	TOTAL
Income			
4000 · Revenues/Income			
4010 · Monthly Maintenance Fees (Op)	54,017.28	0.00	54,017.28
4840 · Monthly Reserves Income			
4845 · Monthly Reserves Fees	0.00	21,246.72	21,246.72
Total 4840 · Monthly Reserves Income	0.00	21,246.72	21,246.72
4850 · Reserve Interest	0.00	478.10	478.10
Total 4000 · Revenues/Income	54,017.28	21,724.82	75,742.10
Total Income	54,017.28	21,724.82	75,742.10
Gross Profit	54,017.28	21,724.82	75,742.10
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
5110 · Bank Fees	-4.00	0.00	-4.00
5120 · Insurance			
5121 · Policy Premium - General/Flood	31,359.44	0.00	31,359.44
Total 5120 · Insurance	31,359.44	0.00	31,359.44
5165 · Postage, Printing, Copies	819.81	0.00	819.81
5170 · Dues & Subscriptions	85.00	0.00	85.00
Total 5100 · General & Administrative	32,260.25	0.00	32,260.25
5300 · Payroll & Professional Fees			
5320 · Management Company	2,000.00	0.00	2,000.00
5340 · Legal	250.00	0.00	250.00
Total 5300 · Payroll & Professional Fees	2,250.00	0.00	2,250.00
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	6,688.00	0.00	6,688.00
6111 · Janitorial Services	3,472.00	0.00	3,472.00
6112 · General Maintenance Repair	425.00	0.00	425.00
6115 · Maintenance Supplies	1,570.02	0.00	1,570.02
6116 · Janitorial Supplies	1,897.72	0.00	1,897.72
Total 6100 · Building Repair, Supply, Maint	14,052.74	0.00	14,052.74
6410 · Pest Control - Bldg Perimeter	345.52	0.00	345.52
6500 · Fire Safety System			
6510 · Fire Alarm Monitor	60.00	0.00	60.00
6520 · Fire Pump Maintenance & Repair	4,926.94	0.00	4,926.94
Total 6500 · Fire Safety System	4,986.94	0.00	4,986.94
6600 · Elevator Contract & Repair	4,610.77	0.00	4,610.77
Total 6000 · Building - Exterior/Interior	23,995.97	0.00	23,995.97
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	2,736.00	0.00	2,736.00
Total 7001 · Landscape & Grounds	2,736.00	0.00	2,736.00
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7221 · Pool Repairs & Supplies	33.00	0.00	33.00
7240 · Pool Service	625.00	0.00	625.00
Total 7220 · Pool & Pumphouse Maintenance	658.00	0.00	658.00
Total 7200 · Pool Expenses	658.00	0.00	658.00
Total 7000 · Grounds, Pool, & Amenities	3,394.00	0.00	3,394.00

Lantana Oceanfront COA

Profit & Loss by Class

January 2023

	Operating	Reserves	TOTAL
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	2,436.38	0.00	2,436.38
8030 · Gas	33.74	0.00	33.74
8040 · Water & Sewer	3,586.41	0.00	3,586.41
8060 · Phone - Ofc, Internet, Elevatr	262.36	0.00	262.36
8090 · Trash Removal	1,490.56	0.00	1,490.56
Total 8000 · Utilities	7,809.45	0.00	7,809.45
Total 5000 · Operating Expenses	69,709.67	0.00	69,709.67
9000 · Reserves Contributions	0.00	21,246.72	21,246.72
9100 · Reserves Interest Contributed	0.00	478.10	478.10
Total Expense	69,709.67	21,724.82	91,434.49
Net Income	-15,692.39	0.00	-15,692.39

Lantana Oceanfront COA

Balance Sheet

09/28/23

As of January 31, 2023

Accrual Basis

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	110,626.19
1120 · Special Assessments	211,392.46
Total 1100 · OPERATING - TDBANK - 7695	322,018.65
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	253,203.28
1250 · Checking - VALLEY - 6632	41,242.56
Total 1200 · RESERVES - TDBank & Valley	294,445.84
Total 1000 · Bank Accounts	616,464.49
Total Checking/Savings	616,464.49
Accounts Receivable	
11000 · Accounts Receivable	43,348.51
Total Accounts Receivable	43,348.51
Other Current Assets	
1300 · A/R Lantana Oceanfront	
1310 · A/R - Monthly Assessments	240.00
1320 · A/R - Late Fees & Interest	15.98
Total 1300 · A/R Lantana Oceanfront	255.98
1500 · Funds in Transit - Owed to	
1510 · Funds due to Operating	35,554.22
1520 · Funds due to Spec Assess	-131,824.86
Total 1500 · Funds in Transit - Owed to	-96,270.64
1900 · Undeposited Funds	4,272.00
Total Other Current Assets	-91,742.66
Total Current Assets	568,070.34
TOTAL ASSETS	568,070.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	114,908.47
Total Accounts Payable	114,908.47
Other Current Liabilities	
2300 · Liabilities	
2330 · Special Assessment	576,000.00
2335 · Special Assessment AP	-441,507.81
2365 · Due to Reserves	-131,824.86
2370 · Prepaid Assessments	12,938.82
2375 · Special Assessment PPD	-135,331.45
Total 2300 · Liabilities	-119,725.30
Total Other Current Liabilities	-119,725.30
Total Current Liabilities	-4,816.83
Total Liabilities	-4,816.83

Lantana Oceanfront COA

Balance Sheet

As of January 31, 2023

	Jan 31, 23
Equity	
2500 · Reserves	
2510 · Pooled Reserves	255,769.46
2520 · Assessments - Reserve	182,016.72
2530 · Pooled Interest	1,841.72
2550 · Pool Furniture	-7,343.84
2560 · Pool Fence-Gates	-8,340.00
2570 · Catastrophic Loss Reserve	41,072.46
2580 · Additional Items	-41,215.82
2590 · Asphalt Sealcoat/Repave	-9,933.00
2591 · Doors, Common	-4,262.83
2592 · EV Improvements	-4,455.25
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Total 2500 · Reserves	405,149.62
3900 · Retained Earnings	183,429.94
Net Income	-15,692.39
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Total Equity	572,887.17
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TOTAL LIABILITIES & EQUITY	568,070.34
