



Dependable Property Management, LLC

2194 Highway A1A, Suite 209
Indian Harbour Beach, FL 32937
(321) 773-4033 PH

angela@dependableproperty.com or rich@dependableproperty.com

Lantana Oceanfront COA, Inc.

MONTHLY REPORTS
September 2023 Directors

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

September 2023

10/26/23

Accrual Basis

	Sep 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	751.71
Total 4000 · Revenues/Income	76,015.71
Total Income	76,015.71
Gross Profit	76,015.71
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5115 · Accounting & Audit Fees	5,700.00
5120 · Insurance	
5121 · Policy Premium - General/Flood	15,679.72
5128 · Ins Event - JUN23 Lightning	
5128.2 · Ins Claim Settlement CK 08JUN23	-21,569.94
Total 5128 · Ins Event - JUN23 Lightning	-21,569.94
Total 5120 · Insurance	-5,890.22
5180 · Miscellaneous Expense	129.37
Total 5100 · General & Administrative	-60.85
5300 · Payroll & Professional Fees	
5320 · Management Company	2,000.00
5340 · Legal	537.50
Total 5300 · Payroll & Professional Fees	2,537.50
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	5,984.00
6111 · Janitorial Services	3,696.00
6112 · General Maintenance Repair	255.79
6115 · Maintenance Supplies	705.19
Total 6100 · Building Repair, Supply, Maint	10,640.98
6150 · SA Balconies Expenditures	150.00
6410 · Pest Control - Bldg Perimeter	359.51
6415 · Rodent Removal / Exclusion	2,052.00
6600 · Elevator Contract & Repair	516.00
Total 6000 · Building - Exterior/Interior	13,718.49
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
Total 7001 · Landscape & Grounds	2,736.00
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	35.00
7240 · Pool Service	625.00
Total 7220 · Pool & Pumphouse Maintenance	660.00
Total 7200 · Pool Expenses	660.00
Total 7000 · Grounds, Pool, & Amenities	3,396.00

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10/26/23

Accrual Basis

Lantana Oceanfront COA

Profit & Loss

September 2023

	<u>Sep 23</u>
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	2,215.39
8030 · Gas	621.67
8040 · Water & Sewer	4,384.50
8060 · Phone - Ofc, Internet, Elevatr	258.57
8090 · Trash Removal	1,559.84
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Total 8000 · Utilities	9,039.97
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Total 5000 · Operating Expenses	28,631.11
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9000 · Reserves Contributions	8,373.48
9100 · Reserves Interest Contributed	751.71
9291 · Doors - Common Expense	12,873.24
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Total Expense	50,629.54
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Net Income	<u>25,386.17</u>

Lantana Oceanfront COA
Profit & Loss
January through September 2023

	<u>Jan - Sep 23</u>
Income	
4000 · Revenues/Income	
4010 · Monthly Maintenance Fees (Op)	486,155.52
4060 · Late & Interest Charges	1,210.16
4600 · Special Assessments Income	
4605 · Special Assessment - 2023	288,000.00
Total 4600 · Special Assessments Income	<u>288,000.00</u>
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	191,220.48
Total 4840 · Monthly Reserves Income	<u>191,220.48</u>
4850 · Reserve Interest	5,694.32
4949 · Misc Income	100.00
Total 4000 · Revenues/Income	<u>972,380.48</u>
Total Income	<u>972,380.48</u>
Gross Profit	972,380.48
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	25.00
5115 · Accounting & Audit Fees	5,700.00
5120 · Insurance	
5121 · Policy Premium - General/Flood	156,797.20
5127 · Ins Event - APR23 Lightning	
5127.1 · Insurance Event APR2023 Expense	17,641.47
5127.2 · Ins Claim Settlement CK APR23	-7,641.47
Total 5127 · Ins Event - APR23 Lightning	<u>10,000.00</u>
5128 · Ins Event - JUN23 Lightning	
5128.1 · Insurance Event JUN2023 Expense	31,569.94
5128.2 · Ins Claim Settlement CK 08JUN23	-21,569.94
Total 5128 · Ins Event - JUN23 Lightning	<u>10,000.00</u>
Total 5120 · Insurance	176,797.20
5130 · Licenses, Permits, Subscription	425.00
5165 · Postage, Printing, Copies	1,800.60
5170 · Dues & Subscriptions	85.00
5180 · Miscellaneous Expense	132.94
Total 5100 · General & Administrative	<u>184,965.74</u>
5300 · Payroll & Professional Fees	
5320 · Management Company	18,000.00
5340 · Legal	3,340.00
5345 · Legal Fees Reimbursement	-370.00
Total 5300 · Payroll & Professional Fees	<u>20,970.00</u>
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	56,180.00
6111 · Janitorial Services	34,545.00
6112 · General Maintenance Repair	4,605.79
6115 · Maintenance Supplies	6,111.92
6116 · Janitorial Supplies	3,560.47
Total 6100 · Building Repair, Supply, Maint	<u>105,003.18</u>
6150 · SA Balconies Expenditures	449,296.03
6410 · Pest Control - Bldg Perimeter	3,138.24
6415 · Rodent Removal / Exclusion	3,209.44

Lantana Oceanfront COA
Profit & Loss
January through September 2023

	<u>Jan - Sep 23</u>
6500 · Fire Safety System	
6510 · Fire Alarm Monitor	9,078.48
6520 · Fire Pump Maintenance & Repair	13,276.94
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Total 6500 · Fire Safety System	22,355.42
6600 · Elevator Contract & Repair	14,338.37
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Total 6000 · Building - Exterior/Interior	597,340.68
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	24,624.00
7015 · Tree Trim, Shrubs, & Sea Grapes	4,680.00
7020 · Landscape Improvements	11,376.00
7060 · Irrigation Repairs & Maint.	1,206.96
7080 · Fertilizer & Pest Control	1,258.37
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Total 7001 · Landscape & Grounds	43,145.33
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	645.37
7240 · Pool Service	5,625.00
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Total 7220 · Pool & Pumphouse Maintenance	6,270.37
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Total 7200 · Pool Expenses	6,270.37
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Total 7000 · Grounds, Pool, & Amenities	49,415.70
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	21,000.87
8030 · Gas	852.65
8040 · Water & Sewer	39,150.40
8060 · Phone - Ofc, Internet, Elevatr	2,325.44
8090 · Trash Removal	13,900.00
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Total 8000 · Utilities	77,229.36
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Total 5000 · Operating Expenses	929,921.48
9000 · Reserves Contributions	67,805.75
9100 · Reserves Interest Contributed	5,694.32
9245 · Roof Repair/Replace Expense	74,360.00
9280 · Additional Items Expense	12,769.00
9291 · Doors - Common Expense	33,030.49
9292 · EV Improvements Expense	3,255.24
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Total Expense	1,126,836.28
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Net Income	<u>-154,455.80</u>

Lantana Oceanfront COA
Profit & Loss Budget Performance
September 2023

Accrual Basis

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Revenues/Income							
4010 · Monthly Maintenance Fees (Op)	54,017.28	54,017.73	-0.45	486,155.52	486,159.60	-4.08	648,212.79
4060 · Late & Interest Charges	0.00			1,210.16			
4600 · Special Assessments Income	0.00	0.00	0.00	288,000.00	288,000.00	0.00	288,000.00
4605 · Special Assessment - 2023	0.00	0.00	0.00	288,000.00	288,000.00	0.00	288,000.00
Total 4600 · Special Assessments Income	0.00	0.00	0.00	288,000.00	288,000.00	0.00	288,000.00
4840 · Monthly Reserves Income	21,246.72	21,246.72	0.00	191,220.48	191,220.48	0.00	254,960.64
4845 · Monthly Reserves Fees	21,246.72	21,246.72	0.00	191,220.48	191,220.48	0.00	254,960.64
Total 4840 · Monthly Reserves Income	21,246.72	21,246.72	0.00	191,220.48	191,220.48	0.00	254,960.64
4850 · Reserve Interest	751.71			5,694.32			
4949 · Misc Income	0.00			100.00			
Total 4000 · Revenues/Income	76,015.71	75,264.45	751.26	972,380.48	965,380.08	7,000.40	1,191,173.43
Total Income	76,015.71	75,264.45	751.26	972,380.48	965,380.08	7,000.40	1,191,173.43
Gross Profit	76,015.71	75,264.45	751.26	972,380.48	965,380.08	7,000.40	1,191,173.43
Expense							
5000 · Operating Expenses							
5100 · General & Administrative	0.00			25.00			
5110 · Bank Fees	5,700.00	354.17	5,345.83	5,700.00	3,187.49	2,512.51	4,250.00
5115 · Accounting & Audit Fees							
5120 · Insurance	15,679.72	17,771.58	-2,091.86	156,797.20	159,944.26	-3,147.06	213,259.00
5121 · Policy Premium - General/Flood							
5127 · Ins Event - APR23 Lightning	0.00			17,641.47			
5127.1 · Insurance Event APR2023 Expense	0.00			-7,641.47			
5127.2 · Ins Claim Settlement CK APR23				10,000.00			
Total 5127 · Ins Event - APR23 Lightning	0.00	17,771.58	-2,091.86	156,797.20	159,944.26	-3,147.06	213,259.00
5128 · Ins Event - JUN23 Lightning							
5128.1 · Insurance Event JUN2023 Expense	0.00			31,569.94			
5128.2 · Ins Claim Settlement CK 06JUN23	-21,569.94			-21,569.94			
Total 5128 · Ins Event - JUN23 Lightning	-21,569.94	17,771.58	-23,661.80	10,000.00	159,944.26	16,852.94	213,259.00
Total 5120 · Insurance	-5,690.22	17,771.58	-23,661.80	176,797.20	159,944.26	16,852.94	213,259.00
5130 · Licenses, Permits, Subscription	0.00			425.00			
5160 · Office Supplies	0.00	133.33	-133.33	0.00	1,200.01	-1,200.01	1,600.00
5165 · Postage, Printing, Copies	0.00	125.00	-125.00	1,800.60	1,125.00	675.60	1,500.00
5170 · Dues & Subscriptions	0.00			85.00			
5180 · Miscellaneous Expense	129.37	145.00	-15.63	132.94	1,305.00	-1,172.06	1,740.00
5190 · Bad Debt	0.00	83.33	-83.33	0.00	750.01	-750.01	1,000.00
Total 5100 · General & Administrative	-60.85	18,612.41	-18,673.26	184,965.74	187,511.77	17,463.97	223,349.00

Lantana Oceanfront COA
Profit & Loss Budget Performance
September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
5300 · Payroll & Professional Fees							
5320 · Management Company	2,000.00	2,000.00	0.00	18,000.00	18,000.00	0.00	24,000.00
5340 · Legal	537.50	375.00	162.50	3,340.00	3,375.00	-35.00	4,500.00
5345 · Legal Fees Reimbursement	0.00			-370.00			
5350 · Lic, Permits, and Taxes	0.00	250.00	-250.00	0.00	2,250.00	-2,250.00	3,000.00
Total 5300 · Payroll & Professional Fees	2,537.50	2,625.00	-87.50	20,970.00	23,625.00	-2,655.00	31,500.00
6000 · Building - Exterior/Interior							
6100 · Building Repair, Supply, Maint							
6110 · Maintenance Labor	5,984.00	6,686.67	-702.67	56,180.00	60,179.99	-3,999.99	80,240.00
6111 · Janitorial Services	3,696.00	3,646.67	-150.67	34,545.00	34,619.99	-74.99	46,160.00
6112 · General Maintenance Repair	255.79	1,668.67	-1,410.88	4,605.79	14,999.99	-10,394.20	20,000.00
6115 · Maintenance Supplies	705.19	1,019.43	-314.24	6,111.92	9,174.91	-3,062.99	12,233.20
6116 · Janitorial Supplies	0.00			3,560.47			
Total 6100 · Building Repair, Supply, Maint	10,640.98	13,219.44	-2,578.46	105,003.18	118,974.88	-13,971.70	158,633.20
6150 · SA Balconies Expenditures	150.00			449,298.03			
6200 · Roof Repairs	0.00	183.33	-183.33	0.00	1,650.01	-1,650.01	2,200.00
6410 · Pest Control - Bldg Perimeter	359.51	341.00	18.51	3,138.24	3,069.00	69.24	4,092.00
6415 · Rodent Removal / Exclusion	2,052.00			3,209.44			
6500 · Fire Safety System							
6510 · Fire Alarm Monitor	0.00	1,454.88	-1,454.88	9,078.48	13,093.88	-4,015.40	17,458.52
6520 · Fire Pump Maintenance & Repair	0.00	460.68	-460.68	13,276.94	4,146.14	9,130.80	6,528.18
6540 · Fire Extinguisher	0.00	70.00	-70.00	0.00	630.00	-630.00	840.00
Total 6500 · Fire Safety System	0.00	1,985.56	-1,985.56	22,355.42	17,870.02	4,485.40	23,828.70
6600 · Elevator Contract & Repair	516.00	1,387.92	-871.92	14,338.37	12,491.24	1,847.13	16,655.00
Total 6000 · Building - Exterior/Interior	13,718.49	17,117.25	-3,398.76	597,340.68	154,055.15	443,285.53	205,406.90
7000 · Grounds, Pool, & Amenities							
7001 · Landscape & Grounds							
7010 · Lawn Service Contract	2,736.00	2,736.00	0.00	24,624.00	24,624.00	0.00	32,832.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	150.00	-150.00	4,660.00	1,350.00	3,330.00	1,800.00
7020 · Landscape Improvements	0.00	633.33	-633.33	11,376.00	5,700.01	5,675.99	7,600.00
7030 · Dune Trimming	0.00	1,875.00	-1,875.00	0.00	16,875.00	-16,875.00	22,500.00
7060 · Irrigation Repairs & Maint.	0.00	166.67	-166.67	1,206.96	1,499.99	-293.03	2,000.00
7080 · Fertilizer & Pest Control	0.00	180.00	-180.00	1,258.37	1,820.00	-361.63	2,160.00
Total 7001 · Landscape & Grounds	2,736.00	5,741.00	-3,005.00	43,145.33	51,669.00	-8,523.67	68,892.00
7200 · Pool Expenses							
7220 · Pool & Pumphouse Maintenance							
7221 · Pool Repairs & Supplies	35.00	750.00	-715.00	645.37	6,750.00	-1,125.00	9,000.00
7240 · Pool Service	625.00			5,625.00			
Total 7220 · Pool & Pumphouse Maintenance	660.00	750.00	-90.00	6,270.37	6,750.00	-479.63	9,000.00
Total 7200 · Pool Expenses	660.00	750.00	-90.00	6,270.37	6,750.00	-479.63	9,000.00
Total 7000 · Grounds, Pool, & Amenities	3,396.00	6,491.00	-3,095.00	49,415.70	58,419.00	-8,003.30	77,892.00

**Lantana Oceanfront COA
Profit & Loss Budget Performance
September 2023**

Accrual Basis

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
8000 - Utilities							
8010 - Electricity, Gas, Elev/Entry PH	2,215.39	2,412.65	-197.26	21,000.87	21,713.82	-712.95	28,951.77
8030 - Gas	821.67			852.65			
8040 - Water & Sewer	4,384.50	5,198.12	-813.62	39,160.40	46,783.07	-7,632.67	62,377.43
8060 - Phone - Ofc, Internet, Elevatr	258.57			2,325.44			
8090 - Trash Removal	1,559.84	1,561.31	-1.47	13,900.00	14,051.77	-151.77	18,735.70
Total 8000 - Utilities	9,039.97	9,172.08	-132.11	77,229.36	82,548.68	-5,319.30	110,064.90
Total 5000 - Operating Expenses	28,631.11	54,017.74	-25,386.63	929,921.48	486,159.58	443,761.90	649,212.80
9000 - Reserves Contributions	8,373.48	21,246.72	-12,873.24	67,805.75	191,220.48	-123,414.73	254,960.64
9100 - Reserves Interest Contributed	751.71			5,694.32			
9245 - Roof Repair/Replace Expense	0.00			74,360.00			
9280 - Additional Items Expense	0.00			12,769.00			
9291 - Doors - Common Expense	12,873.24			33,030.49			
9292 - EV Improvements Expense	0.00			3,255.24			
Total Expense	50,629.54	75,264.46	-24,634.92	1,126,836.28	677,380.06	449,456.22	903,173.44
Net Income	25,386.17	-0.01	25,386.18	-154,455.80	288,000.02	-442,455.82	287,999.99

**Lantana Oceanfront COA
Profit & Loss by Class
September 2023**

10/26/23

Accrual Basis

	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	751.71	751.71
Total 4000 · Revenues/Income	54,017.28	21,998.43	76,015.71
Total Income	54,017.28	21,998.43	76,015.71
Gross Profit	54,017.28	21,998.43	76,015.71
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
5115 · Accounting & Audit Fees	5,700.00	0.00	5,700.00
5120 · Insurance			
5121 · Policy Premium - General/Flood	15,679.72	0.00	15,679.72
5128 · Ins Event - JUN23 Lightning			
5128.2 · Ins Claim Settlement CK 08JUN23	-21,569.94	0.00	-21,569.94
Total 5128 · Ins Event - JUN23 Lightning	-21,569.94	0.00	-21,569.94
Total 5120 · Insurance	-5,890.22	0.00	-5,890.22
5180 · Miscellaneous Expense	129.37	0.00	129.37
Total 5100 · General & Administrative	-60.85	0.00	-60.85
5300 · Payroll & Professional Fees			
5320 · Management Company	2,000.00	0.00	2,000.00
5340 · Legal	537.50	0.00	537.50
Total 5300 · Payroll & Professional Fees	2,537.50	0.00	2,537.50
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	5,984.00	0.00	5,984.00
6111 · Janitorial Services	3,696.00	0.00	3,696.00
6112 · General Maintenance Repair	255.79	0.00	255.79
6115 · Maintenance Supplies	705.19	0.00	705.19
Total 6100 · Building Repair, Supply, Maint	10,640.98	0.00	10,640.98
6150 · SA Balconies Expenditures	150.00	0.00	150.00
6410 · Pest Control - Bldg Perimeter	359.51	0.00	359.51
6415 · Rodent Removal / Exclusion	2,052.00	0.00	2,052.00
6600 · Elevator Contract & Repair	516.00	0.00	516.00
Total 6000 · Building - Exterior/Interior	13,718.49	0.00	13,718.49
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	35.00	0.00	35.00
7240 · Pool Service	625.00	0.00	625.00
Total 7220 · Pool & Pumphouse Maintenance	660.00	0.00	660.00
Total 7200 · Pool Expenses	660.00	0.00	660.00
Total 7000 · Grounds, Pool, & Amenities	3,396.00	0.00	3,396.00

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10/26/23

Accrual Basis

**Lantana Oceanfront COA
Profit & Loss by Class
September 2023**

	<u>Operating</u>	<u>Reserves</u>	<u>TOTAL</u>
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	2,215.39	0.00	2,215.39
8030 · Gas	621.67	0.00	621.67
8040 · Water & Sewer	4,384.50	0.00	4,384.50
8060 · Phone - Ofc, Internet, Elevatr	258.57	0.00	258.57
8090 · Trash Removal	1,559.84	0.00	1,559.84
Total 8000 · Utilities	<u>9,039.97</u>	<u>0.00</u>	<u>9,039.97</u>
Total 5000 · Operating Expenses	<u>28,631.11</u>	<u>0.00</u>	<u>28,631.11</u>
9000 · Reserves Contributions	0.00	8,373.48	8,373.48
9100 · Reserves Interest Contributed	0.00	751.71	751.71
9291 · Doors - Common Expense	0.00	12,873.24	12,873.24
Total Expense	<u>28,631.11</u>	<u>21,998.43</u>	<u>50,629.54</u>
Net Income	<u>25,386.17</u>	<u>0.00</u>	<u>25,386.17</u>

Lantana Oceanfront COA
Profit & Loss by Class
 January through September 2023

	Operating	Reserves	Special Assessment	TOTAL
Income				
4000 · Revenues/Income				
4010 · Monthly Maintenance Fees (Op)	486,155.52	0.00	0.00	486,155.52
4060 · Late & Interest Charges	1,210.16	0.00	0.00	1,210.16
4800 · Special Assessments Income				
4605 · Special Assessment - 2023	0.00	0.00	288,000.00	288,000.00
Total 4600 · Special Assessments Income	0.00	0.00	288,000.00	288,000.00
4840 · Monthly Reserves Income				
4845 · Monthly Reserves Fees	0.00	191,220.48	0.00	191,220.48
Total 4840 · Monthly Reserves Income	0.00	191,220.48	0.00	191,220.48
4850 · Reserve Interest	0.00	5,694.32	0.00	5,694.32
4949 · Misc Income	100.00	0.00	0.00	100.00
Total 4000 · Revenues/Income	487,465.68	196,914.80	288,000.00	972,380.48
Total Income	487,465.68	196,914.80	288,000.00	972,380.48
Gross Profit	487,465.68	196,914.80	288,000.00	972,380.48
Expense				
5000 · Operating Expenses				
5100 · General & Administrative				
5110 · Bank Fees	25.00	0.00	0.00	25.00
5115 · Accounting & Audit Fees	5,700.00	0.00	0.00	5,700.00
5120 · Insurance				
5121 · Policy Premium - General/Flood	156,797.20	0.00	0.00	156,797.20
5127 · Ins Event - APR23 Lightning				
5127.1 · Insurance Event APR2023 Expense	17,641.47	0.00	0.00	17,641.47
5127.2 · Ins Claim Settlement CK APR23	-7,641.47	0.00	0.00	-7,641.47
Total 5127 · Ins Event - APR23 Lightning	10,000.00	0.00	0.00	10,000.00
5128 · Ins Event - JUN23 Lightning				
5128.1 · Insurance Event JUN2023 Expense	31,569.94	0.00	0.00	31,569.94
5128.2 · Ins Claim Settlement CK 06JUN23	-21,569.94	0.00	0.00	-21,569.94
Total 5128 · Ins Event - JUN23 Lightning	10,000.00	0.00	0.00	10,000.00
Total 5120 · Insurance	176,797.20	0.00	0.00	176,797.20
5130 · Licenses, Permits, Subscription	425.00	0.00	0.00	425.00
5165 · Postage, Printing, Copies	1,800.60	0.00	0.00	1,800.60
5170 · Dues & Subscriptions	85.00	0.00	0.00	85.00
5180 · Miscellaneous Expense	132.94	0.00	0.00	132.94
Total 5100 · General & Administrative	184,965.74	0.00	0.00	184,965.74
5300 · Payroll & Professional Fees				
5320 · Management Company	18,000.00	0.00	0.00	18,000.00
5340 · Legal	3,340.00	0.00	0.00	3,340.00
5345 · Legal Fees Reimbursement	-370.00	0.00	0.00	-370.00
Total 5300 · Payroll & Professional Fees	20,970.00	0.00	0.00	20,970.00
6000 · Building - Exterior/Interior				
6100 · Building Repair, Supply, Maint				
6110 · Maintenance Labor	56,180.00	0.00	0.00	56,180.00
6111 · Janitorial Services	34,545.00	0.00	0.00	34,545.00
6112 · General Maintenance Repair	4,605.79	0.00	0.00	4,605.79
6115 · Maintenance Supplies	6,111.92	0.00	0.00	6,111.92
6116 · Janitorial Supplies	3,560.47	0.00	0.00	3,560.47
Total 6100 · Building Repair, Supply, Maint	105,003.18	0.00	0.00	105,003.18
6150 · SA Balconies Expenditures	150.00	0.00	449,146.03	449,296.03
6410 · Pest Control - Bldg Perimeter	3,138.24	0.00	0.00	3,138.24
6415 · Rodent Removal / Exclusion	3,209.44	0.00	0.00	3,209.44
6500 · Fire Safety System				
6510 · Fire Alarm Monitor	9,078.48	0.00	0.00	9,078.48
6520 · Fire Pump Maintenance & Repair	13,276.94	0.00	0.00	13,276.94
Total 6500 · Fire Safety System	22,355.42	0.00	0.00	22,355.42
6600 · Elevator Contract & Repair	14,338.37	0.00	0.00	14,338.37
Total 6000 · Building - Exterior/Interior	148,194.65	0.00	449,146.03	597,340.68

Lantana Oceanfront COA
Profit & Loss by Class
 January through September 2023

	Operating	Reserves	Special Assessment	TOTAL
7000 · Grounds, Pool, & Amenities				
7001 · Landscape & Grounds				
7010 · Lawn Service Contract	24,624.00	0.00	0.00	24,624.00
7015 · Tree Trim, Shrubs, & Sea Grapes	4,680.00	0.00	0.00	4,680.00
7020 · Landscape Improvements	11,376.00	0.00	0.00	11,376.00
7060 · Irrigation Repairs & Maint.	1,206.96	0.00	0.00	1,206.96
7080 · Fertilizer & Pest Control	1,258.37	0.00	0.00	1,258.37
Total 7001 · Landscape & Grounds	43,145.33	0.00	0.00	43,145.33
7200 · Pool Expenses				
7220 · Pool & Pumphouse Maintenance				
7221 · Pool Repairs & Supplies	645.37	0.00	0.00	645.37
7240 · Pool Service	5,625.00	0.00	0.00	5,625.00
Total 7220 · Pool & Pumphouse Maintenance	6,270.37	0.00	0.00	6,270.37
Total 7200 · Pool Expenses	6,270.37	0.00	0.00	6,270.37
Total 7000 · Grounds, Pool, & Amenities	49,415.70	0.00	0.00	49,415.70
8000 · Utilities				
8010 · Electricity, Gas, Elev/Entry PH	21,000.87	0.00	0.00	21,000.87
8030 · Gas	852.65	0.00	0.00	852.65
8040 · Water & Sewer	39,150.40	0.00	0.00	39,150.40
8060 · Phone - Ofc, Internet, Elevatr	2,325.44	0.00	0.00	2,325.44
8090 · Trash Removal	13,900.00	0.00	0.00	13,900.00
Total 8000 · Utilities	77,229.36	0.00	0.00	77,229.36
Total 5000 · Operating Expenses	480,775.45	0.00	449,146.03	929,921.48
9000 · Reserves Contributions	0.00	67,805.75	0.00	67,805.75
9100 · Reserves Interest Contributed	0.00	5,694.32	0.00	5,694.32
9245 · Roof Repair/Replace Expense	0.00	74,360.00	0.00	74,360.00
9280 · Additional Items Expense	0.00	12,769.00	0.00	12,769.00
9291 · Doors - Common Expense	0.00	33,030.49	0.00	33,030.49
9292 · EV Improvements Expense	0.00	3,255.24	0.00	3,255.24
Total Expense	480,775.45	196,914.80	449,146.03	1,126,836.28
Net Income	6,690.23	0.00	-161,146.03	-154,455.80

Lantana Oceanfront COA
Profit & Loss
January through September 2023

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10/26/23
Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	TOTAL
Income										
4000 · Revenues/Income										
4010 · Monthly Maintenance Fees (Op)	54,017.28	54,017.28	54,017.28	54,017.28	54,017.28	54,017.28	54,017.28	54,017.28	54,017.28	486,155.52
4060 · Late & Interest Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,210.16	0.00	1,210.16
4600 · Special Assessments Income	0.00	0.00	0.00	288,000.00	0.00	0.00	0.00	0.00	0.00	288,000.00
4605 · Special Assessment - 2023	0.00	0.00	0.00	288,000.00	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	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	191,220.48
4845 · Monthly Reserves Fees	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	21,246.72	191,220.48
Total 4840 · Monthly Reserves Income										
4850 · Reserve Interest	478.10	461.51	522.53	564.01	694.01	716.69	742.10	763.66	751.71	5,694.32
4949 · Misc Income	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Total 4000 · Revenues/Income										
Total Income	75,742.10	75,725.51	75,786.53	363,828.01	76,058.01	75,980.69	76,006.10	77,237.82	76,015.71	972,380.48
Total Income	75,742.10	75,725.51	75,786.53	363,828.01	76,058.01	75,980.69	76,006.10	77,237.82	76,015.71	972,380.48
Gross Profit										
Gross Profit	75,742.10	75,725.51	75,786.53	363,828.01	76,058.01	75,980.69	76,006.10	77,237.82	76,015.71	972,380.48
Expense										
5000 · Operating Expenses										
5100 · General & Administrative										
5110 · Bank Fees	-4.00	0.00	0.00	0.00	0.00	0.00	29.00	0.00	0.00	25.00
5115 · Accounting & Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00	5,700.00
5120 · Insurance										
5121 · Policy Premium - General/Flood	31,359.44	15,679.72	15,679.72	15,679.72	15,679.72	15,679.72	15,679.72	15,679.72	15,679.72	156,797.20
5127.1 · Ins Event - APR23 Lightning	0.00	0.00	0.00	14,224.93	3,416.54	0.00	0.00	0.00	0.00	17,641.47
5127.2 · Ins Claim Settlement CK APR23	0.00	0.00	0.00	0.00	0.00	0.00	-7,641.47	0.00	0.00	-7,641.47
Total 5120 · Ins Event - APR23 Lightning										
Total 5120 · Insurance	31,359.44	15,679.72	15,679.72	14,224.93	3,416.54	0.00	-7,641.47	0.00	0.00	10,000.00
5128 · Ins Event - JUN23 Lightning										
5128.1 · Insurance Event JUN2023 Expense	0.00	0.00	0.00	0.00	0.00	31,569.94	0.00	0.00	0.00	31,569.94
5128.2 · Ins Claim Settlement CK 08JUN23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-21,569.94	-21,569.94
Total 5128 · Ins Event - JUN23 Lightning										
Total 5128 · Insurance	31,359.44	15,679.72	15,679.72	28,904.65	19,096.26	47,249.66	8,038.25	15,679.72	-5,890.22	176,797.20
5130 · Licenses, Permits, Subscription	0.00	75.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	425.00
5165 · Postage, Printing, Copies	819.61	0.00	74.18	0.00	542.48	0.00	0.00	364.13	0.00	1,800.60
5170 · Dues & Subscriptions	86.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.00
5180 · Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.57	129.37	132.94
Total 5100 · General & Administrative										
Total 5100 · General & Administrative	32,260.25	15,754.72	15,753.90	28,904.65	19,988.74	47,249.66	8,067.25	16,047.42	-60.85	184,965.74
5300 · Payroll & Professional Fees										
5320 · Management Company	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	18,000.00
5340 · Legal	250.00	165.00	0.00	370.00	645.00	0.00	1,072.50	300.00	537.50	3,340.00
5345 · Legal Fees Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-370.00	0.00	-370.00
Total 5300 · Payroll & Professional Fees										
Total 5300 · Payroll & Professional Fees	2,250.00	2,165.00	2,000.00	2,370.00	2,645.00	2,000.00	3,072.50	1,930.00	2,537.50	20,970.00
6000 · Building - Exterior/Interior										
6100 · Building Repair, Supply, Maint										
6110 · Maintenance Labor	6,288.00	5,680.00	6,592.00	6,180.00	6,592.00	6,288.00	5,984.00	6,592.00	5,984.00	56,180.00
6111 · Janitorial Services	3,872.00	3,520.00	4,273.00	3,920.00	4,048.00	3,872.00	3,696.00	4,048.00	3,696.00	34,545.00
6112 · General Maintenance Repair	425.00	170.00	250.00	100.00	1,100.00	0.00	425.00	1,800.00	255.79	4,605.79
6115 · Maintenance Supplies	1,570.02	806.12	617.15	479.61	418.29	550.98	802.22	162.34	708.19	6,111.92
6116 · Janitorial Supplies	1,897.72	0.00	0.00	0.00	0.00	1,310.71	352.04	0.00	0.00	3,560.47
Total 6100 · Building Repair, Supply, Maint										
Total 6100 · Building Repair, Supply, Maint	14,052.74	10,176.12	11,732.15	10,279.61	12,166.29	12,021.69	11,259.26	12,692.34	10,640.98	105,003.18

Lantana Oceanfront COA
Profit & Loss

January through September 2023

Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	TOTAL
6150 - SA Balconies Expenditures	0.00	94,056.41	80,287.09	218,571.08	55,556.45	675.00	0.00	0.00	150.00	449,296.03
6410 - Pest Control - Bldg Perimeter	345.52	345.52	360.09	345.52	345.52	345.52	345.52	345.52	359.51	3,136.24
6415 - Rodent Removal / Exclusion	0.00	0.00	0.00	0.00	0.00	997.44	160.00	0.00	2,052.00	3,209.44
6500 - Fire Safety System										
6510 - Fire Alarm Monitor	60.00	240.00	0.00	6,115.06	15.00	208.93	0.00	2,439.49	0.00	9,078.48
6520 - Fire Pump Maintenance & Repair	4,926.94	6,737.00	1,343.00	0.00	0.00	0.00	270.00	0.00	0.00	13,276.94
Total 6500 - Fire Safety System	4,986.94	6,977.00	1,343.00	6,115.06	15.00	208.93	270.00	2,439.49	0.00	22,355.42
6600 - Elevator Contract & Repair	4,610.77	0.00	2,775.00	2,775.00	0.00	0.00	3,661.60	0.00	516.00	14,398.37
Total 6000 - Building - Exterior/Interior	23,995.97	111,555.05	96,487.33	238,086.27	68,075.26	14,248.68	15,696.38	15,467.35	13,718.49	597,340.88
7000 - Grounds, Pool, & Amenities										
7001 - Landscapes & Grounds										
7010 - Lawn Service Contract	2,736.00	2,736.00	2,736.00	2,736.00	2,736.00	2,736.00	2,736.00	2,736.00	2,736.00	24,624.00
7015 - Tree Trim, Shrubs, & Sea Grapes	0.00	0.00	1,480.00	0.00	0.00	1,000.00	2,200.00	0.00	0.00	4,680.00
7020 - Landscapes Improvements	0.00	0.00	0.00	10,476.00	0.00	900.00	0.00	0.00	0.00	11,376.00
7060 - Irrigation Repairs & Maint.	0.00	0.00	0.00	1,200.00	0.00	0.00	6.96	0.00	0.00	1,206.96
7080 - Fertilizer & Pest Control	0.00	490.00	0.00	0.00	80.16	490.00	188.21	0.00	0.00	1,258.37
Total 7001 - Landscape & Grounds	2,736.00	3,226.00	4,216.00	14,412.00	2,816.16	5,126.00	5,141.17	2,736.00	2,736.00	43,145.33
7200 - Pool Expenses										
7220 - Pool & Pumphouse Maintenance										
7221 - Pool Repairs & Supplies	33.00	0.00	0.00	577.37	0.00	0.00	0.00	0.00	35.00	645.37
7240 - Pool Service	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	5,625.00
Total 7220 - Pool & Pumphouse Maintenance	658.00	625.00	625.00	1,202.37	625.00	625.00	625.00	625.00	660.00	6,270.37
Total 7200 - Pool Expenses	658.00	625.00	625.00	1,202.37	625.00	625.00	625.00	625.00	660.00	6,270.37
Total 7000 - Grounds, Pool, & Amenities	3,394.00	3,851.00	4,841.00	15,614.37	3,441.16	5,751.00	5,766.17	3,361.00	3,396.00	49,415.70
8000 - Utilities										
8010 - Electricity, Gas, Elev/Entry PH	2,436.38	2,282.08	2,329.93	2,397.79	2,564.61	2,292.33	2,340.39	2,201.97	2,215.39	21,000.87
8030 - Gas	33.74	30.48	30.48	30.48	30.48	37.66	37.66	0.00	621.67	852.65
8040 - Water & Sewer	3,595.41	3,656.52	4,595.58	4,700.99	4,040.34	4,970.28	4,213.11	4,789.67	4,394.50	39,150.40
8050 - Phone - Ofc, Internet, Elevatr	262.36	261.82	256.75	256.83	256.65	256.90	256.46	259.10	258.57	2,325.44
8090 - Trash Removal	1,490.56	1,490.56	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	13,900.00
Total 8000 - Utilities	7,809.45	7,953.46	8,773.58	8,945.93	8,451.52	9,057.01	8,407.46	8,610.58	9,039.97	77,229.36
Total 5000 - Operating Expenses	69,709.67	141,259.23	127,665.81	294,921.22	102,602.08	78,306.25	41,009.76	45,616.35	28,691.11	929,921.48
9000 - Reserves Contributions	21,246.72	11,607.72	17,991.48	-21,370.53	21,246.72	-20,969.00	8,432.44	21,246.72	6,373.46	67,806.75
9100 - Reserves Interest Contributed	478.10	461.51	522.53	564.01	694.01	716.69	742.10	763.66	751.71	5,894.32
9245 - Roof Repair/Replace Expense	0.00	0.00	0.00	29,744.00	0.00	42,215.72	2,400.28	0.00	0.00	74,360.00
9280 - Additional Items Expense	0.00	5,997.00	0.00	0.00	0.00	0.00	6,772.00	0.00	0.00	12,769.00
9291 - Doors - Common Expense	0.00	3,642.00	0.00	12,873.25	0.00	0.00	3,642.00	0.00	0.00	33,030.49
9292 - EV Improvements Expense	0.00	0.00	3,255.24	0.00	0.00	0.00	0.00	0.00	0.00	3,255.24
Total Expense	91,434.49	162,957.46	149,635.06	316,731.95	124,542.81	100,269.66	62,996.58	67,626.73	50,629.54	1,126,836.28
Net Income	-15,692.39	-87,241.95	-73,848.53	47,096.06	-48,484.80	-24,298.97	13,007.52	9,811.09	25,396.17	-154,455.80

Lantana Oceanfront COA

Balance Sheet

As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	55,671.95
1120 · Special Assessments	49,596.23
Total 1100 · OPERATING - TDBANK - 7695	105,268.18
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	381,423.07
1250 · Checking - VALLEY - 6632	41,899.68
Total 1200 · RESERVES - TDBank & Valley	423,322.75
Total 1000 · Bank Accounts	528,590.93
Total Checking/Savings	528,590.93
Accounts Receivable	
11000 · Accounts Receivable	55,675.58
Total Accounts Receivable	55,675.58
Total Current Assets	584,266.51
TOTAL ASSETS	584,266.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	4,009.77
Total Accounts Payable	4,009.77
Other Current Liabilities	
2300 · Liabilities	
2370 · Prepaid Assessments	12,938.82
2375 · Special Assessment PPD	743.55
Total 2300 · Liabilities	13,682.37
Total Other Current Liabilities	13,682.37
Total Current Liabilities	17,692.14
Total Liabilities	17,692.14
Equity	
2500 · Reserves	
2510 · Pooled Reserves	255,769.46
2520 · Assessments - Reserve	436,396.34
2530 · Pooled Interest	5,531.40
2545 · Roof Repair / Replacement	-74,360.00
2550 · Pool Furniture	-7,343.84
2560 · Pool Fence-Gates	-8,340.00
2570 · Catastrophic Loss Reserve	41,895.96
2580 · Additional Items	-53,984.82
2590 · Asphalt Sealcoat/Repave	-9,933.00
2591 · Doors, Common	-37,293.32
2592 · EV Improvements	-7,710.49
Total 2500 · Reserves	540,627.69

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10/28/23

Accrual Basis

Lantana Oceanfront COA

Balance Sheet

As of September 30, 2023

	<u>Sep 30, 23</u>
3900 · Retained Earnings	180,402.48
Net Income	<u>-154,455.80</u>
Total Equity	<u>566,574.37</u>
TOTAL LIABILITIES & EQUITY	<u>584,266.51</u>