



Dependable Property Management, LLC

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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS
October 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
 October 2023

	Oct 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	28.21
Total 4000 · Revenues/Income	75,292.21
Total Income	75,292.21
Gross Profit	75,292.21
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	150.00
5120 · Insurance	
5121 · Policy Premium - General/Flood	15,679.72
5122 · Flood Insurance Premium	26,207.00
Total 5120 · Insurance	41,886.72
5170 · Dues & Subscriptions	99.99
5175 · Storage Unit (offsite)	67.10
Total 5100 · General & Administrative	42,203.81
5300 · Payroll & Professional Fees	
5320 · Management Company	2,000.00
5340 · Legal	1,530.00
Total 5300 · Payroll & Professional Fees	3,530.00
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	6,688.00
6111 · Janitorial Services	3,472.00
6115 · Maintenance Supplies	578.98
Total 6100 · Building Repair, Supply, Maint	10,738.98
6210 · Garage Doors & Openers	230.00
6415 · Rodent Removal / Exclusion	160.00
6900 · Preventive Maintenance	2,775.00
Total 6000 · Building - Exterior/Interior	13,903.98
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
7080 · Fertilizer & Pest Control	647.35
Total 7001 · Landscape & Grounds	3,383.35
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	630.00
Total 7220 · Pool & Pumphouse Maintenance	630.00
Total 7200 · Pool Expenses	630.00
Total 7000 · Grounds, Pool, & Amenities	4,013.35

Lantana Oceanfront COA
Profit & Loss
October 2023

	<u>Oct 23</u>
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	2,471.40
8030 · Gas	37.66
8040 · Water & Sewer	4,011.66
8060 · Phone - Ofc, Internet, Elevatr	258.45
8090 · Trash Removal	1,559.84
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Total 8000 · Utilities	8,339.01
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Total 5000 · Operating Expenses	71,990.15
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66911 · Bank Service Charges	20.00
9000 · Reserves Contributions	21,246.72
9280 · Additional Items Expense	9,886.18
9291 · Doors - Common Expense	800.00
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Total Expense	103,943.05
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Net Income	-28,650.84
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Lantana Oceanfront COA Profit & Loss Budget Performance

October 2023

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Actual Basis

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 - Revenues/Income							
4010 - Monthly Maintenance Fees (Op)	54,017.28	54,017.73	-0.45	540,172.80	540,177.33	-4.53	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							
4845 - Monthly Reserves Fees	21,246.72	21,246.72	0.00	212,467.20	212,467.20	0.00	254,960.64
Total 4840 - Monthly Reserves Income	21,246.72	21,246.72	0.00	212,467.20	212,467.20	0.00	254,960.64
4650 - Reserve Interest	28.21			6,497.11			
4849 - Misc Income	0.00			100.00			
Total 4000 - Revenues/Income	75,292.21	75,264.45	27.76	1,048,447.27	1,040,644.53	7,802.74	1,191,173.43
Total Income	75,292.21	75,264.45	27.76	1,048,447.27	1,040,644.53	7,802.74	1,191,173.43
Gross Profit	75,292.21	75,264.45	27.76	1,048,447.27	1,040,644.53	7,802.74	1,191,173.43
Expense							
3000 - Operating Expenses							
5100 - General & Administrative							
5110 - Bank Fees	160.00	354.17	-854.17	175.00	3,541.86	2,158.34	4,250.00
5115 - Accounting & Audit Fees	0.00			5,700.00			
5120 - Insurance							
5121 - Policy Premium - General/Flood	15,679.72	17,771.59	-2,091.86	172,476.92	177,716.84	-5,239.92	213,259.00
5122 - Flood Insurance Premium	26,207.00			26,207.00			
5127 - Ins Event - APR23 Lightning	0.00			17,641.47			
5127.1 - Insurance Event APR2023 Expense	0.00			-7,841.47			
5127.2 - Ins Claim Settlement CK APR23	0.00			10,000.00			
Total 5127 - Ins Event - APR23 Lightning	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00
5128 - Ins Event - JUN23 Lightning	0.00			31,569.94			
5128.1 - Insurance Event JUN2023 Expense	0.00			-21,569.94			
5128.2 - Ins Claim Settlement CK 08.JUN23	0.00			10,000.00			
Total 5128 - Ins Event - JUN23 Lightning	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00
Total 5100 - Insurance	41,866.72	17,771.59	24,115.14	218,663.92	177,716.84	40,968.08	213,259.00
5130 - License, Permits, Subscription	0.00			425.00			
5160 - Office Supplies	0.00	133.33	-133.33	0.00	1,333.34	-1,333.34	1,600.00
5165 - Postage, Printing, Copies	0.00	125.00	-125.00	1,800.60	1,250.00	550.60	1,500.00
5170 - Dues & Subscriptions	96.99			184.99			
5175 - Storage Unit (offsite)	87.10			193.65			
5180 - Miscellaneous Expense	0.00	145.00	-145.00	3.57	1,450.00	-1,446.43	1,740.00
5180 - Bad Debt	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000.00
Total 5100 - General & Administrative	42,203.81	18,612.41	23,591.40	227,166.73	188,124.18	41,042.55	223,349.00
5300 - Payroll & Professional Fees							
5320 - Management Company	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00	24,000.00
5340 - Legal	1,530.00	375.00	1,155.00	4,870.00	3,750.00	1,120.00	4,500.00
5350 - Legal Fees Reimbursement	0.00			-370.00			
5390 - Lic, Permits, and Taxes	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000.00
Total 5300 - Payroll & Professional Fees	3,530.00	2,625.00	905.00	24,500.00	26,250.00	-1,750.00	31,500.00
6000 - Building - Exterior/Interior							
6100 - Building Repair, Supply, Maint							
6110 - Maintenance Labor	6,696.67	6,696.67	1.33	62,668.00	66,666.66	-3,998.66	80,240.00
6111 - Janitorial Services	3,472.00	3,846.67	-374.67	39,017.00	38,486.66	-468.66	46,160.00
6112 - General Maintenance Repair	0.00	1,696.67	-1,696.67	3,334.00	16,696.66	-13,332.66	20,000.00
6115 - Maintenance Supplies	578.98	1,019.43	-440.45	6,785.51	10,194.34	-3,428.83	12,233.20
6118 - Janitorial Supplies	0.00			3,590.47			
Total 6100 - Building Repair, Supply, Maint	10,736.98	13,218.44	-2,480.46	114,544.98	132,194.32	-17,649.34	158,633.20
6150 - SA Balconies Expenditures	0.00			449,298.03			
6200 - Roof Repairs	0.00	163.33	-163.33	0.00	1,833.34	-1,833.34	2,200.00
6210 - Garage Doors & Openers	290.00			1,430.00			
6410 - Pest Control - Bldg Perimeter	0.00	341.00	-341.00	3,138.24	3,410.00	-271.76	4,092.00
6415 - Rodent Removal / Exclusion	160.00			3,626.44			

Lantana Oceanfront COA Profit & Loss Budget Performance

October 2023

Actual Basis

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
6500 - Fire Safety System							
6510 - Fire Alarm Monitor	0.00	1,454.88	-1,454.88	9,078.48	14,548.76	-5,470.28	17,458.52
6520 - Fire Pump Maintenance & Repair	0.00	480.68	-480.68	13,278.94	4,808.82	8,470.12	5,528.18
6540 - Fire Extinguisher	0.00	70.00	-70.00	0.00	700.00	-700.00	840.00
Total 6500 - Fire Safety System	0.00	1,995.56	-1,995.56	22,355.42	19,855.58	2,499.84	23,826.70
6600 - Elevator Contract & Repair	0.00	1,387.52	-1,387.52	14,388.37	13,879.16	469.21	16,855.00
6800 - Preventive Maintenance	2,775.00			2,775.00			
Total 6000 - Building - Exterior/Interior	13,903.98	17,117.25	-3,213.27	611,407.48	171,172.40	440,235.08	205,408.90
7000 - Grounds, Pool, & Amenities							
7001 - Landscape & Grounds							
7010 - Lawn Service Contract	2,736.00	2,736.00	0.00	27,360.00	27,360.00	0.00	32,832.00
7015 - Tree Trim, Shrubs, & Sea Grapes	0.00	150.00	-150.00	4,880.00	1,500.00	3,380.00	1,800.00
7020 - Landscape Improvements	0.00	633.33	-633.33	11,376.00	6,333.34	5,042.66	7,600.00
7030 - Dune Trimming	0.00	1,875.00	-1,875.00	0.00	18,750.00	-18,750.00	22,500.00
7060 - Irrigation Repairs & Maint	0.00	166.67	-166.67	1,208.86	1,666.66	-459.70	2,000.00
7080 - Fertilizer & Pest Control	647.35	180.00	467.35	1,905.72	1,800.00	105.72	2,180.00
Total 7001 - Landscape & Grounds	3,383.35	5,741.00	-2,357.65	46,528.68	57,410.00	-10,881.32	68,892.00
7200 - Pool Expenses							
7220 - Pool & Pumphouse Maintenance							
7221 - Pool Repairs & Supplies	630.00	750.00	-120.00	1,275.37	7,500.00	-1,875.00	9,000.00
7240 - Pool Service	0.00			5,625.00			
Total 7220 - Pool & Pumphouse Maintenance	630.00	750.00	-120.00	6,900.37	7,500.00	-599.63	9,000.00
Total 7000 - Grounds, Pool, & Amenities	4,013.35	6,491.00	-2,477.65	53,429.05	64,910.00	-11,480.95	77,892.00
8000 - Utilities							
8010 - Electricity, Gas, Elev/Entry PH	2,471.40	2,412.65	58.75	23,472.37	24,126.47	-654.20	28,861.77
8030 - Gas	37.66			800.31			
8040 - Water & Sewer	4,011.66	5,188.12	-1,186.46	43,162.06	51,981.19	-8,819.13	62,377.43
8060 - Phone - Ofc, Internet, Elevatr	255.45			2,553.89			
8090 - Trash Removal	1,559.84	1,561.31	-1.47	15,459.84	15,613.08	-153.24	18,736.70
Total 8000 - Utilities	8,339.01	9,172.08	-833.07	86,588.37	91,720.74	-6,132.37	110,064.90
9000 - Operating Expenses	71,890.15	54,017.74	17,872.41	1,002,071.63	540,177.32	461,894.31	648,212.80
66911 - Bank Service Charges				20.00			
9000 - Reserves Contributions	20.00			89,652.47			
9100 - Reserves Interest Contributed	21,246.72	21,246.72	0.00	2,800.32	212,467.20	-123,414.73	254,960.64
9245 - Roof Repair/Replace Expense	0.00			7,866.00			
9280 - Additional Items Expense	8,888.18			23,755.18			
9291 - Doors - Common Expense	800.00			33,630.49			
9292 - EV Improvements Expense	0.00			3,255.24			
Total Expense	103,943.05	75,284.46	28,658.59	1,232,039.33	752,644.52	479,394.81	903,173.44
Net Income	-28,650.84	-0.01	-28,650.83	-183,892.06	288,000.01	-471,892.07	287,999.99

Lantana Oceanfront COA Profit & Loss by Class

January through October 2023

	Operating	Reserves	Special Assessment	TOTAL
Income				
4000 · Revenues/Income				
4010 · Monthly Maintenance Fees (Op)	540,172.80	0.00	0.00	540,172.80
4080 · Late & Interest Charges	1,210.16	0.00	0.00	1,210.16
4600 · 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	212,467.20	0.00	212,467.20
Total 4840 · Monthly Reserves Income	0.00	212,467.20	0.00	212,467.20
4850 · Reserve Interest	0.00	6,497.11	0.00	6,497.11
4949 · Misc Income	100.00	0.00	0.00	100.00
Total 4000 · Revenues/Income	541,482.96	218,964.31	288,000.00	1,048,447.27
Total Income	541,482.96	218,964.31	288,000.00	1,048,447.27
Gross Profit	541,482.96	218,964.31	288,000.00	1,048,447.27
Expense				
5000 · Operating Expenses				
5100 · General & Administrative				
5110 · Bank Fees	175.00	0.00	0.00	175.00
5115 · Accounting & Audit Fees	5,700.00	0.00	0.00	5,700.00
5120 · Insurance				
5121 · Policy Premium - General/Flood	172,476.92	0.00	0.00	172,476.92
5122 · Flood Insurance Premium	26,207.00	0.00	0.00	26,207.00
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 08JUN23	-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	218,683.92	0.00	0.00	218,683.92
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	184.99	0.00	0.00	184.99
5175 · Storage Unit (offsite)	193.65	0.00	0.00	193.65
5180 · Miscellaneous Expense	3.57	0.00	0.00	3.57
Total 5100 · General & Administrative	227,166.73	0.00	0.00	227,166.73
5300 · Payroll & Professional Fees				
5320 · Management Company	20,000.00	0.00	0.00	20,000.00
5340 · Legal	4,870.00	0.00	0.00	4,870.00
5345 · Legal Fees Reimbursement	-370.00	0.00	0.00	-370.00
Total 5300 · Payroll & Professional Fees	24,500.00	0.00	0.00	24,500.00
6000 · Building - Exterior/Interior				
6100 · Building Repair, Supply, Maint				
6110 · Maintenance Labor	62,868.00	0.00	0.00	62,868.00
6111 · Janitorial Services	38,017.00	0.00	0.00	38,017.00
6112 · General Maintenance Repair	3,334.00	0.00	0.00	3,334.00
6115 · Maintenance Supplies	6,765.51	0.00	0.00	6,765.51
6116 · Janitorial Supplies	3,560.47	0.00	0.00	3,560.47
Total 6100 · Building Repair, Supply, Maint	114,544.98	0.00	0.00	114,544.98
6150 · SA Balconies Expenditures	150.00	0.00	449,146.03	449,296.03
6210 · Garage Doors & Openers	1,430.00	0.00	0.00	1,430.00
6410 · Pest Control - Bldg Perimeter	3,138.24	0.00	0.00	3,138.24
6415 · Rodent Removal / Exclusion	3,529.44	0.00	0.00	3,529.44
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
6900 · Preventive Maintenance	2,775.00	0.00	0.00	2,775.00
Total 6000 · Building - Exterior/Interior	162,261.45	0.00	449,146.03	611,407.48

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

January through October 2023

	Operating	Reserves	Special Assessment	TOTAL
7000 · Grounds, Pool, & Amenities				
7001 · Landscape & Grounds				
7010 · Lawn Service Contract	27,360.00	0.00	0.00	27,360.00
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	1,905.72	0.00	0.00	1,905.72
Total 7001 · Landscape & Grounds	46,528.68	0.00	0.00	46,528.68
7200 · Pool Expenses				
7220 · Pool & Pumphouse Maintenance				
7221 · Pool Repairs & Supplies	1,275.37	0.00	0.00	1,275.37
7240 · Pool Service	5,625.00	0.00	0.00	5,625.00
Total 7220 · Pool & Pumphouse Maintenance	6,900.37	0.00	0.00	6,900.37
Total 7200 · Pool Expenses	6,900.37	0.00	0.00	6,900.37
Total 7000 · Grounds, Pool, & Amenities	53,429.05	0.00	0.00	53,429.05
8000 · Utilities				
8010 · Electricity, Gas, Elev/Entry PH	23,472.27	0.00	0.00	23,472.27
8030 · Gas	890.31	0.00	0.00	890.31
8040 · Water & Sewer	43,162.06	0.00	0.00	43,162.06
8060 · Phone - Ofc, Internet, Elevatr	2,583.89	0.00	0.00	2,583.89
8090 · Trash Removal	15,459.84	0.00	0.00	15,459.84
Total 8000 · Utilities	85,568.37	0.00	0.00	85,568.37
Total 5000 · Operating Expenses	552,925.60	0.00	449,146.03	1,002,071.63
66911 · Bank Service Charges	20.00	0.00	0.00	20.00
9000 · Reserves Contributions	0.00	89,052.47	0.00	89,052.47
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	23,755.18	0.00	23,755.18
9291 · Doors - Common Expense	0.00	33,830.49	0.00	33,830.49
9292 · EV Improvements Expense	0.00	3,255.24	0.00	3,255.24
Total Expense	552,945.60	229,947.70	449,146.03	1,232,039.33
Net Income	-11,462.64	-10,883.39	-161,146.03	-183,592.06

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

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11/09/23

Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 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	54,017.28	540,172.80
4060 - Late & Interest Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,210.16
4600 - Special Assessments Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	288,000.00
4605 - Special Assessments - 2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	288,000.00
Total 4600 - Special Assessments Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	288,000.00
4840 - Monthly Reserves Income											
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	21,246.72	212,467.20
Total 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	21,246.72	212,467.20
4850 - Reserve Interest	478.10	461.51	1,468.59	594.01	1,468.59	716.89	742.10	763.66	751.71	28.21	6,497.11
4949 - Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total 4000 - Revenues/Income	75,742.10	75,725.51	75,786.53	363,828.01	78,832.59	75,990.69	76,006.10	77,237.82	76,015.71	75,232.21	1,048,447.27
Total Income	75,742.10	75,725.51	75,786.53	363,828.01	78,832.59	75,990.69	76,006.10	77,237.82	76,015.71	75,232.21	1,048,447.27
Gross Profit											
5100 - Operating Expenses											
5110 - General & Administrative											
5116 - Bank Fees	4.00	0.00	0.00	0.00	0.00	0.00	29.00	0.00	0.00	150.00	175.00
5118 - Accounting & Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00	0.00	5,700.00
5121 - Insurance											
5121.1 - 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	15,679.72	172,476.92
5122 - Flood Insurance Premium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,207.00
5122.1 - Ins Event - APR23 Lightning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,641.47
5122.2 - Ins Claim Settlement CK APR23	0.00	0.00	0.00	0.00	0.00	0.00	-7,841.47	0.00	0.00	0.00	-7,841.47
Total 5122 - Ins Event - APR23 Lightning	0.00	0.00	0.00	0.00	0.00	0.00	-7,841.47	0.00	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	0.00	31,569.94
5128.2 - Ins Claim Settlement CK 08/JUN23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-21,569.94	0.00	-21,569.94
Total 5128 - Ins Event - JUN23 Lightning	0.00	0.00	0.00	0.00	0.00	31,569.94	0.00	0.00	-21,569.94	0.00	10,000.00
Total 5100 - Insurance	31,359.44	15,679.72	15,679.72	29,904.65	19,996.26	47,249.66	8,036.25	15,679.72	-5,960.22	41,866.72	218,663.92
5130 - Licenses, Permits, Subscription	0.00	75.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	425.00
5165 - Postage, Printing, Copies	819.31	0.00	74.18	0.00	542.48	0.00	0.00	364.13	0.00	0.00	1,800.80
5170 - Dues & Subscriptions	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.99
5175 - Storage Unit (offsets)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.55	0.00	193.65
5180 - Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.57	0.00	67.10	70.67
Total 5100 - General & Administrative	32,280.25	15,754.72	15,763.80	29,904.65	19,998.74	47,249.66	8,067.25	16,047.42	-63.67	42,203.81	227,166.73
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	2,000.00	20,000.00
5340 - Legal	250.00	165.00	0.00	370.00	645.00	0.00	1,072.50	300.00	537.50	1,530.00	4,870.00
5345 - Legal Fees Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-370.00	0.00	0.00	-370.00
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	3,530.00	24,500.00
6000 - Building - Exterior/Interior											
6100 - Building Repair, Supply, Maint											
6110 - Maintenance Labor	6,288.00	5,690.00	5,592.00	6,180.00	6,592.00	6,298.00	5,984.00	6,592.00	5,984.00	6,685.00	62,865.00
6111 - Janitorial Services	3,972.00	3,520.00	4,273.00	3,520.00	4,048.00	3,872.00	3,696.00	4,048.00	3,696.00	3,472.00	38,017.00
6112 - General Maintenance Repair	0.00	170.00	0.00	0.00	1,100.00	0.00	0.00	1,890.00	0.00	0.00	3,334.00
6115 - Maintenance Supplies	1,570.02	806.12	617.15	479.61	418.23	550.98	802.22	162.34	779.80	578.98	6,765.51
6116 - Janitorial Supplies	1,997.72	0.00	0.00	0.00	0.00	1,310.71	352.04	0.00	0.00	0.00	3,550.47
Total 6100 - Building Repair, Supply, Maint	13,627.74	10,176.12	11,462.15	10,179.61	12,158.29	12,021.69	10,834.26	12,692.34	10,643.50	10,738.96	114,544.98
6150 - SA Balconies Expenditures	0.00	94,056.41	80,287.06	216,571.08	55,556.45	675.00	0.00	0.00	150.00	0.00	449,266.03
6210 - Garage Doors & Openers	425.00	0.00	260.00	100.00	0.00	0.00	425.00	0.00	0.00	230.00	1,400.00
6410 - Pest Control - Bldg Perimeter	345.52	345.52	380.08	345.52	345.52	345.52	345.52	345.52	345.52	0.00	3,138.24
6415 - Rodent Removal / Exclusion	0.00	0.00	0.00	0.00	0.00	697.44	160.00	160.00	2,052.00	160.00	3,529.44
6500 - Fire Safety System											
6510 - Fire Alarm Monitor	60.00	240.00	0.00	6,115.06	15.00	208.63	0.00	2,436.48	0.00	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	0.00	13,276.94
Total 6000 - Fire Safety System	4,986.94	6,977.00	1,343.00	6,115.06	15.00	208.63	270.00	2,436.48	0.00	0.00	22,355.42

Lantana Oceanfront COA
Profit & Loss by Class

January through October 2023

Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	TOTAL
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	0.00	14,388.37
6900 - Preventive Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,775.00	2,775.00
Total 6000 - Building - Exterior/Interior	23,965.97	111,655.05	96,497.33	238,066.27	66,075.26	14,248.58	15,696.38	15,627.35	13,721.31	13,903.88	611,407.48
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	2,736.00	2,736.00	2,736.00	2,736.00	2,736.00	27,360.00
7015 - Tree Trimo, Shrubs, & Sea Grapes	0.00	0.00	1,480.00	0.00	0.00	1,000.00	2,200.00	0.00	0.00	0.00	4,680.00
7020 - Landscape Improvements	0.00	0.00	0.00	10,476.00	0.00	9,000.00	0.00	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	0.00	1,206.96
7080 - Fertilizer & Pest Control	0.00	498.00	0.00	0.00	80.16	480.00	196.21	0.00	0.00	647.35	1,905.72
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	3,383.35	46,528.66
7200 - Pool Expenses											
7220 - Pool & Pumhouse Maintenance											
7221 - Pool Repairs & Supplies	33.00	0.00	0.00	677.37	0.00	0.00	0.00	0.00	35.00	630.00	1,275.37
7240 - Pool Service	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	0.00	5,625.00
Total 7220 - Pool & Pumhouse Maintenance	658.00	625.00	625.00	1,202.37	625.00	625.00	625.00	625.00	660.00	630.00	6,900.37
Total 7200 - Pool Expenses	658.00	625.00	625.00	1,202.37	625.00	625.00	625.00	625.00	660.00	630.00	6,900.37
Total 7000 - Grounds, Pool, & Amenities	3,384.00	3,851.00	4,841.00	15,614.37	3,441.16	5,751.00	5,766.17	3,381.00	3,396.00	4,013.35	53,429.05
8000 - Utilities											
8010 - Electricity, Gas, Elev/Entry PH	2,436.39	2,282.05	2,329.93	2,387.79	2,564.61	2,232.33	2,340.39	2,201.97	2,215.39	2,471.40	23,472.27
8030 - Gas	33.74	30.48	30.48	30.48	30.48	37.66	37.66	0.00	621.67	37.66	860.31
8040 - Water & Sewer	3,586.41	3,664.52	4,596.58	4,700.99	4,940.34	4,970.28	4,213.11	4,789.67	4,384.50	4,011.66	43,162.06
8060 - phone, Otc, Internet, Elevatr	262.36	261.82	258.75	256.83	266.85	256.80	256.46	259.10	258.57	258.45	2,563.89
8080 - Trash Removal	1,450.56	1,490.56	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	1,559.84	15,459.84
Total 8000 - Utilities	7,808.45	7,833.46	8,773.58	8,945.93	8,451.92	9,057.01	8,407.46	8,810.58	9,039.97	8,339.01	86,586.37
Total 5000 - Operating Expenses	68,709.67	141,259.23	127,665.81	294,921.22	102,602.08	78,306.25	41,008.76	45,776.35	28,631.11	71,960.15	1,002,071.63
66541 - Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9100 - 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	8,373.48	21,246.72	89,052.47
9106 - Reserves Interest Contributed	478.10	461.51	522.53	564.01	694.01	716.69	742.10	763.66	751.71	0.00	5,694.32
9145 - Pool Repair/Replacae Expense	0.00	0.00	0.00	28,744.00	0.00	42,215.72	2,400.28	0.00	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	1,100.00	0.00	9,886.18	23,755.18
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	800.00	33,890.49
9292 - EV Improvements Expense	0.00	0.00	3,255.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,255.24
Total Expense	91,434.49	182,987.46	149,655.06	316,731.95	124,542.81	100,286.86	62,998.58	68,868.73	50,659.54	103,943.05	1,232,038.33
Net Income	-15,692.39	-87,241.95	-73,846.53	47,056.06	-47,710.22	-74,288.97	13,007.62	8,351.09	25,386.17	-26,650.84	-183,592.06

Lantana Oceanfront COA
Balance Sheet
 As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	30,626.51
1120 · Special Assessments	52,096.23
Total 1100 · OPERATING - TDBANK - 7695	82,722.74
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	382,832.69
1250 · Checking - VALLEY - 6632	42,044.56
Total 1200 · RESERVES - TDBank & Valley	424,877.25
Total 1000 · Bank Accounts	507,599.99
Total Checking/Savings	507,599.99
Accounts Receivable	
11000 · Accounts Receivable	49,641.13
Total Accounts Receivable	49,641.13
Other Current Assets	
1500 · Funds in Transit - Owed to	
1510 · Funds due to Operating	3,600.00
Total 1500 · Funds in Transit - Owed to	3,600.00
Total Other Current Assets	3,600.00
Total Current Assets	560,841.12
TOTAL ASSETS	560,841.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	8,968.93
Total Accounts Payable	8,968.93
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	22,651.30
Total Liabilities	22,651.30

10:15 AM

Lantana Oceanfront COA

11/09/23

Balance Sheet

Accrual Basis

As of October 31, 2023

	<u>Oct 31, 23</u>
Equity	
2500 · Reserves	
2510 · Pooled Reserves	255,769.46
2520 · Assessments - Reserve	436,396.34
2530 · Pooled Interest	6,166.44
2545 · Roof Repair / Replacement	-74,360.00
2550 · Pool Furniture	-7,343.84
2560 · Pool Fence-Gates	-8,340.00
2570 · Catastrophic Loss Reserve	42,012.63
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
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Total 2500 · Reserves	541,379.40
3900 · Retained Earnings	180,402.48
Net Income	-183,592.06
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Total Equity	538,189.82
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TOTAL LIABILITIES & EQUITY	560,841.12
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