



Dependable Property Management, LLC

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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS
November 2023 Directors

Directors' Abbreviated Financial Reporting Package

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



Lantana Oceanfront COA

Profit & Loss

November 2023

	Nov 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	100.91
Total 4000 · Revenues/Income	75,364.91
Total Income	75,364.91
Gross Profit	75,364.91
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5165 · Postage, Printing, Copies	665.97
5175 · Storage Unit (offsite)	67.10
Total 5100 · General & Administrative	733.07
5300 · Payroll & Professional Fees	
5320 · Management Company	2,000.00
Total 5300 · Payroll & Professional Fees	2,000.00
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	6,688.00
6111 · Janitorial Services	3,872.00
6115 · Maintenance Supplies	165.34
Total 6100 · Building Repair, Supply, Maint	10,725.34
6410 · Pest Control - Bldg Perimeter	345.52
6415 · Rodent Removal / Exclusion	160.00
Total 6000 · Building - Exterior/Interior	11,230.86
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
7030 · Dune Trimming	4,000.00
Total 7001 · Landscape & Grounds	6,736.00
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	870.00
7240 · Pool Service	-400.00
Total 7220 · Pool & Pumphouse Maintenance	470.00
Total 7200 · Pool Expenses	470.00
Total 7000 · Grounds, Pool, & Amenities	7,206.00
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	2,066.45
8030 · Gas	37.66
8040 · Water & Sewer	4,685.97
8060 · Phone - Ofc, Internet, Elevatr	258.63
8090 · Trash Removal	1,559.84
Total 8000 · Utilities	8,608.55
Total 5000 · Operating Expenses	29,778.48

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Accrual Basis

Lantana Oceanfront COA

Profit & Loss

November 2023

	Nov 23
9000 · Reserves Contributions	21,246.72
9280 · Additional Items Expense	27,634.62
9291 · Doors - Common Expense	1,070.00
Total Expense	79,729.82
Net Income	<u><u>-4,364.91</u></u>

Lantana Oceanfront COA
 Profit & Loss YTD by Month
 January through November 2023

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 12/18/23

Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	TOTAL
Income												
4000 - Revenue/Income												
4110 - 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	54,017.28	594,190.08
4590 - Late & Interest Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,210.16	0.00	0.00	0.00	1,210.16
4900 - Rental Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4930 - Special Assessment - 2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 4000 - Special Assessments Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	21,246.72	233,713.52
4845 - Monthly Reserves Fee	478.10	481.51	522.53	564.01	1,462.89	1,508.87	742.10	783.68	751.71	28.21	100.91	7,392.20
4850 - Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 4800 - 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	21,246.72	233,713.52
4900 - Revenue/Income	75,742.10	75,725.51	75,786.53	965,828.21	76,522.59	76,772.87	76,008.10	77,227.82	76,016.71	75,292.21	75,384.91	1,124,604.38
Total 4900 - Revenue/Income	75,742.10	75,725.51	75,786.53	965,828.21	76,522.59	76,772.87	76,008.10	77,227.82	76,016.71	75,292.21	75,384.91	1,124,604.38
Gross Profit	151,736.60	151,710.51	151,773.53	1,931,876.91	152,542.59	151,790.65	152,016.10	152,475.62	152,033.71	150,588.91	150,642.61	1,718,718.36
Expense												
5000 - Operating Expenses												
5100 - Repair & Administrative												
5110 - Bank & Administrative	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
5115 - Accounting & Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5120 - Insurance	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	15,679.72	15,679.72	172,475.82
5121 - Policy Premium - General/Flood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5122 - Ins Event - APR23 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5127 - Ins Event - APR23 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5127.1 - Insurance Event-APR23 Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5127.2 - Ins Claim Settlement CK APR23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5127 - Ins Event - APR23 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5129 - Ins Event - JUN23 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5129.1 - Ins Event - JUN23 Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5129.2 - Ins Claim Settlement CK (JUN)23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5129 - Ins Event - JUN23 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5130 - Insurance	31,358.44	15,679.72	15,679.72	29,954.85	19,652.23	47,246.65	8,032.25	15,679.72	-5,860.24	41,888.72	0.00	218,653.92
5130 - License, Permits, Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5135 - Postage, Printing, Copies	618.91	0.00	74.18	0.00	522.46	0.00	0.00	0.00	0.00	0.00	0.00	426.00
5170 - Dues & Subscriptions	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,466.57
5175 - Storage Unit (office)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.88
5180 - Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.75
Total 5100 - General & Administrative	32,262.35	16,754.72	15,753.50	29,954.85	19,652.23	47,246.65	8,032.25	16,247.42	-56.67	42,268.81	733.07	221,869.80
5300 - Payroll & Professional Fees	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	2,000.00	20,000.00
5320 - Management Company	250.00	185.00	0.00	370.00	645.00	0.00	1,072.50	300.00	537.50	1,530.00	0.00	4,870.00
5340 - Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-370.00	0.00	0.00	0.00	-370.00
5345 - Legal Fees (Nebriehaupt)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5300 - Payroll & Professional Fees	2,250.00	2,185.00	2,000.00	2,370.00	2,645.00	2,000.00	3,072.50	1,630.00	2,537.50	3,530.00	2,000.00	20,560.00
6000 - Building - Exterior/Interior												
6100 - Building Repair, Supply, Maint												
6110 - Maintenance Labor	6,286.00	5,690.00	6,992.00	6,180.00	6,532.00	6,296.00	5,954.00	6,592.00	6,904.00	6,938.00	6,688.00	69,556.00
6111 - Janitorial Services	3,672.00	3,520.00	4,275.00	3,520.00	4,148.00	3,872.00	3,556.00	4,048.00	3,660.00	3,472.00	3,672.00	41,850.00
6112 - Janitorial Supplies	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	20,985.84
6115 - Maintenance Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6116 - Janitorial Supplies	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	1,897.72	20,985.84
Total 6100 - Building Repair, Supply, Maint	13,673.44	10,717.44	11,467.44	10,717.44	12,182.29	12,021.69	10,354.25	12,622.24	10,940.96	10,733.89	10,233.52	125,270.32
6190 - SA Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6410 - Pest Control/Bldg Penetration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6415 - Rodent Removal/Exclusion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500 - Fire Safety System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6510 - Fire Alarm Monitor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6520 - Fire Alarm Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6000 - Building - Exterior/Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6600 - Elevator Contract & Repair	4,963.94	6,977.00	1,943.00	2,775.00	15.00	206.58	270.00	2,439.49	0.00	0.00	0.00	22,395.42
Total 6600 - Building - Exterior/Interior	4,963.94	6,977.00	1,943.00	2,775.00	15.00	206.58	270.00	2,439.49	0.00	0.00	0.00	22,395.42
7000 - Grounds, Pool, & Amenities												
7001 - Landscaping & Grounds												
7010 - Tree Trimming	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	2,736.00	30,096.00
7015 - Tree Shrub & Sea Grapes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7020 - Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7030 - Dune Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7080 - Irrigation Repairs & Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7090 - Fertilizer & Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7000 - Landscaping & Grounds	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	2,736.00	30,096.00
Total Profit	119,474.25	119,474.25	119,474.25	1,631,922.01	119,897.59	119,543.90	119,983.85	119,228.14	119,036.21	118,058.91	117,642.61	1,306,858.36

Lantana Oceanfront COA
Profit & Loss YTD by Month
January through November 2023

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12/18/23
Account Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	TOTAL
7200 - Pool Expenses												
7220 - Pool & Pump/house Maintenance	33.00	0.00	0.00	577.37	0.00	0.00	0.00	0.00	55.00	855.00	670.00	2,460.37
7221 - Pool Repairs & Supplies	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	0.00	-430.00	3,225.00
7240 - Pool Service												
Total 7220 - Pool & Pump/house Maintenance	658.00	625.00	625.00	1,202.37	625.00	625.00	625.00	625.00	680.00	855.00	470.00	7,675.37
Total 7200 - Pool Expenses	3,354.00	3,851.00	4,841.00	15,614.37	3,441.16	5,751.00	5,786.17	3,361.00	3,360.00	4,316.35	7,205.00	60,540.05
8000 - Utilities												
8010 - Electricity, Gas, Sewer/Entry Pl	2,459.35	2,262.08	2,926.85	2,397.79	2,564.61	2,213.33	2,345.39	2,204.67	2,215.29	2,471.49	2,065.45	23,639.72
8030 - Gas	83.74	30.48	30.48	30.48	30.48	37.65	37.65	0.00	0.00	0.00	0.00	306.00
8040 - Water & Sewer	9,969.41	3,666.60	4,586.59	4,700.89	4,040.34	4,870.23	4,213.11	4,789.67	4,364.20	4,011.68	4,685.07	47,844.03
8050 - Phone	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	1,420.56	14,205.60
8060 - Trash Removal	7,829.45	7,829.45	8,778.35	8,943.85	8,451.82	9,047.81	8,407.45	8,810.38	8,039.67	8,339.01	1,559.84	17,019.68
Total 8000 - Utilities	98,709.67	141,236.23	127,665.81	294,921.21	102,802.08	70,306.25	41,026.76	45,776.35	28,651.11	72,940.67	28,776.46	1,052,950.63
9000 - Operating Expenses												
9091 - 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	0.00
9100 - Reserves Contributions	21,248.72	11,467.72	17,692.33	-31.32	21,600.00	-20,606.69	8,324.42	21,246.72	9,373.48	21,246.72	21,246.72	110,289.19
9245 - Foot Repairs/Expense	478.10	0.00	522.83	584.01	0.00	716.89	722.10	716.89	716.89	0.00	0.00	7,984.32
9255 - Foot Repairs/Expense	0.00	0.00	0.00	29,744.00	0.00	42,215.72	2,400.28	0.00	0.00	0.00	0.00	75,360.00
9265 - Foot Repairs/Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,772.00	1,100.00	0.00	9,686.18	27,634.62	57,369.80
9281 - Doors - Common Expense	0.00	0.00	0.00	12,387.00	0.00	0.00	3,942.00	0.00	15,873.24	880.00	1,070.00	34,900.49
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	0.00	3,255.24
Total Expense	91,454.49	162,967.46	146,665.05	310,731.59	124,542.91	100,296.85	52,588.85	63,662.78	50,626.54	104,693.67	70,729.82	1,312,419.67
Net Income	-15,692.59	-87,241.86	-73,848.33	47,696.05	-47,710.28	-23,496.79	13,807.62	8,351.08	23,398.17	-50,901.36	-4,364.91	-487,615.51

Lantana Oceanfront COA
 Profit & Loss Budget Performance
 November 2023

9:32 AM
 12/18/23
 Accrual Basis

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 - Revenues/Income							
4010 - Monthly Maintenance Fees (Op)	54,017.28	54,017.73	-0.45	694,190.08	594,195.06	-4.38	648,212.79
4030 - 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	233,713.92	233,713.92	0.00	254,960.64
4845 - Monthly Reserves Fees	0.00			233,713.92			
Total 4840 - Monthly Reserves Income	21,246.72	21,246.72	0.00	233,713.92	233,713.92	0.00	254,960.64
4850 - Reserve Interest	100.91			7,380.20			
4849 - Misc Income	0.00			100.00			
Total 4000 - Revenues/Income	75,364.91	75,264.45	100.46	1,124,604.36	1,115,908.98	8,695.38	1,191,173.43
Total Income	75,364.91	75,264.45	100.46	1,124,604.36	1,115,908.98	8,695.38	1,191,173.43
Gross Profit	75,364.91	75,264.45	100.46	1,124,604.36	1,115,908.98	8,695.38	1,191,173.43
Expense							
5000 - Operating Expenses							
5100 - General & Administrative							
5110 - Bank Fees	0.00	854.17	-354.17	175.00	3,895.83	1,804.17	4,250.00
5115 - Accounting & Audit Fees	0.00			5,700.00			
5121 - Policy Premium - General/Flood	0.00			172,476.92	195,487.42	-23,010.50	213,259.00
5122 - Flood Insurance Premium	0.00	17,771.58	-17,771.58	25,207.00			
5127 - Ins Event - APR23 Lightning	0.00			17,841.47			
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	17,771.58	-17,771.58	218,663.92	195,487.42	23,186.50	213,259.00
5128 - Ins Event - JUN23 Lightning	0.00			425.00			
5128.1 - Insurance Event JUN2023 Expense	0.00	133.33	-133.33	0.00	1,486.67	-1,486.67	1,600.00
5128.2 - Ins Claim Settlement CK 06JUN23	0.00	125.00	-125.00	2,466.57	1,375.00	1,091.57	1,500.00
Total 5128 - Ins Event - JUN23 Lightning	0.00	258.33	-258.33	2,466.57	1,375.00	1,091.57	1,500.00
Total 5120 - Insurance	0.00	17,771.58	-17,771.58	218,663.92	195,487.42	23,186.50	213,259.00
5130 - Licenses, Permits, Subscription	0.00			0.00			
5160 - Office Supplies	0.00			0.00			
5165 - Postage, Printing, Copies	685.97	125.00	540.97	2,466.57	1,375.00	1,091.57	1,500.00
5170 - Dues & Subscriptions	0.00			184.99			
5175 - Storage Unit (offsite)	67.10			260.75			
5180 - Miscellaneous Expense	0.00	145.00	-145.00	3.57	1,695.00	-1,591.43	1,740.00
5190 - Bad Debt	0.00	83.33	-83.33	0.00	916.67	-916.67	1,000.00
Total 5100 - General & Administrative	733.07	18,612.41	-17,879.34	227,899.80	204,736.59	23,163.21	223,348.00
5300 - Payroll & Professional Fees							
5320 - Management Company	2,000.00	2,000.00	0.00	22,000.00	22,000.00	0.00	24,000.00
5340 - Legal	0.00	375.00	-375.00	4,870.00	4,125.00	745.00	4,500.00
5345 - Legal Fees Reimbursement	0.00			-370.00			
5350 - Lic, Permits, and Taxes	0.00	250.00	-250.00	0.00	2,750.00	-2,750.00	3,000.00
Total 5300 - Payroll & Professional Fees	2,000.00	2,625.00	-625.00	28,500.00	28,875.00	-375.00	31,500.00
6000 - Building - Exterior/Interior							
6100 - Building Repair, Supply, Maint							
6110 - Maintenance Labor	6,686.67	6,686.67	1.33	68,586.00	73,653.33	-3,997.33	80,240.00
6111 - Janitorial Services	3,872.00	3,846.67	25.33	41,889.00	42,313.33	-424.33	46,160.00
6112 - General Maintenance Repair	0.00	1,666.67	-1,666.67	3,334.00	18,333.33	-14,999.33	20,000.00
6113 - Maintenance Supplies	165.34	1,019.43	-854.09	6,990.85	11,213.77	-4,222.92	12,233.20
6116 - Janitorial Supplies	0.00			3,580.47			
Total 6100 - Building Repair, Supply, Maint	10,725.34	13,219.44	-2,494.10	125,276.32	145,413.76	-20,143.44	156,633.20
6150 - SA Balconies Expenditures	0.00			449,296.03			
6200 - Roof Repairs	0.00	183.33	-183.33	0.00	2,016.67	-2,016.67	2,200.00
6210 - Garage Doors & Openers	0.00			1,430.00			
6410 - Pest Control - Bldg Perimeter	345.52	341.00	4.52	3,823.28	3,751.00	78.28	4,052.00
6415 - Rodent Removal / Exclusion	160.00			3,689.44			

Lantana Oceanfront COA
Profit & Loss Budget Performance
November 2023

9:32 AM
12/18/23

Accrual Basis

	Nov 23	Budget	\$ Over Budget	Jan - Nov 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	16,003.64	-6,925.16	17,458.52
6520 - Fire Pump Maintenance & Repair	0.00	460.68	-460.68	13,276.94	5,067.50	8,209.44	5,528.18
6540 - Fire Extinguisher	0.00	70.00	-70.00	0.00	770.00	-770.00	840.00
Total 6500 - Fire Safety System	0.00	1,985.56	-1,985.56	22,355.42	21,841.14	514.28	23,826.70
6600 - Elevator Contract & Repair	0.00	1,387.92	-1,387.92	17,113.37	15,267.08	1,846.29	16,655.00
Total 6600 - Building - Exterior/Interior	11,230.86	17,117.25	-5,886.39	622,963.68	188,298.65	434,664.21	205,406.90
7000 - Grounds, Pool, & Amenities							
7001 - Landscaping & Grounds							
7010 - Lawn Service Contract	2,736.00	2,736.00	0.00	30,696.00	30,696.00	0.00	32,832.00
7015 - Tree Trim, Shrub, & Saw Grapes	0.00	160.00	-160.00	4,680.00	1,650.00	3,030.00	1,800.00
7020 - Landscaping Improvements	0.00	633.33	-633.33	11,376.00	6,666.67	4,709.33	7,600.00
7030 - Dune Trimming	4,000.00	1,875.00	2,125.00	4,000.00	20,625.00	-16,625.00	22,500.00
7060 - Irrigation Repairs & Maint.	0.00	166.67	-166.67	1,206.96	1,833.33	-626.37	2,000.00
7080 - Fertilizer & Pest Control	0.00	180.00	-180.00	1,905.72	1,980.00	-74.28	2,160.00
Total 7001 - Landscaping & Grounds	6,736.00	5,741.00	995.00	53,264.68	63,151.00	-9,886.32	68,892.00
7200 - Pool Expenses							
7220 - Pool & Pumphouse Maintenance							
7221 - Pool Repairs & Supplies	870.00			2,450.37			
7240 - Pool Service	-400.00	750.00	-1,150.00	5,225.00	8,250.00	-3,025.00	9,000.00
Total 7220 - Pool & Pumphouse Maintenance	470.00	750.00	-280.00	7,675.37	8,250.00	-574.63	9,000.00
Total 7200 - Pool Expenses	470.00	750.00	-280.00	7,675.37	8,250.00	-574.63	9,000.00
Total 7000 - Grounds, Pool, & Amenities	7,206.00	6,491.00	715.00	60,940.05	71,401.00	-10,460.95	77,892.00
8000 - Utilities							
8010 - Electricity, Gas, Elev/Entry PH	2,086.45	2,412.65	-346.20	25,536.72	26,539.12	-1,000.40	28,951.77
8030 - Gas	37.66			827.97			
8040 - Water & Sewer	4,695.97	5,198.12	-512.15	47,846.03	57,179.31	-9,331.28	62,377.43
8060 - Phone - Ctc, Internet, Elevatr	258.63			2,842.52			
8090 - Trash Removal	1,559.84	1,561.31	-1.47	17,019.68	17,174.39	-154.71	18,736.70
Total 8000 - Utilities	8,608.55	9,172.08	-563.53	94,176.92	100,892.82	-6,715.90	110,064.90
Total 5000 - Operating Expenses	23,778.48	54,017.74	-24,239.26	1,032,900.63	594,195.06	438,305.57	648,212.80
66911 - Bank Service Charges	0.00			20.00			
9000 - Reserves Contributions	21,246.72	21,246.72	0.00	110,296.19	233,713.92	-123,414.73	254,960.84
9100 - Reserves Interest Contributed	0.00			5,694.32			
9245 - Roof Repair/Replace Expense	0.00			74,390.00			
9280 - Additional Items Expense	27,634.62			51,389.80			
9291 - Doors - Common Expense	1,070.00			34,900.49			
9292 - EV Improvements Expense	0.00			3,255.24			
Total Expenses	79,729.82	75,264.46	4,465.36	1,312,419.67	827,908.99	484,510.69	903,173.44
Net Income	-4,384.91	-0.01	-4,384.90	-187,915.31	288,000.00	-475,915.31	287,996.99

Lantana Oceanfront COA
Profit & Loss by Class YTD
January 1 through December 18, 2023

	Operating	Reserves	Special Assessment	TOTAL
Income				
4000 · Revenues/Income				
4010 · Monthly Maintenance Fees (Op)	848,207.36	0.00	0.00	848,207.36
4060 · 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	254,960.64	0.00	254,960.64
Total 4840 · Monthly Reserves Income	0.00	254,960.64	0.00	254,960.64
4850 · Reserve Interest	0.00	7,390.20	0.00	7,390.20
4849 · Misc Income	100.00	0.00	0.00	100.00
Total 4000 · Revenues/Income	649,517.52	262,350.84	288,000.00	1,199,868.36
Total Income	649,517.52	262,350.84	288,000.00	1,199,868.36
Gross Profit	649,517.52	262,350.84	288,000.00	1,199,868.36
Expense				
5000 · Operating Expenses				
5100 · General & Administrative				
5110 · Bank Fees	175.00	0.00	0.00	175.00
5116 · 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	17,841.47	0.00	0.00	17,841.47
5127.2 · Ins Claim Settlement CK APR23	-7,841.47	0.00	0.00	-7,841.47
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 · License, Permits, Subscription	425.00	0.00	0.00	425.00
5166 · Postage, Printing, Copies	2,466.57	0.00	0.00	2,466.57
5170 · Dues & Subscriptions	184.99	0.00	0.00	184.99
5176 · Storage Unit (offsite)	280.75	0.00	0.00	280.75
5180 · Miscellaneous Expense	3.57	0.00	0.00	3.57
Total 5100 · General & Administrative	227,898.80	0.00	0.00	227,898.80
5300 · Payroll & Professional Fees				
5320 · Management Company	24,000.00	0.00	0.00	24,000.00
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	28,500.00	0.00	0.00	28,500.00
6000 · Building - Exterior/Interior				
6100 · Building Repair, Supply, Maint				
6110 · Maintenance Labor	69,556.00	0.00	0.00	69,556.00
6111 · Janitorial Services	41,889.00	0.00	0.00	41,889.00
6112 · General Maintenance Repair	3,334.00	0.00	0.00	3,334.00
6115 · Maintenance Supplies	7,176.81	0.00	0.00	7,176.81
6116 · Janitorial Supplies	3,560.47	0.00	0.00	3,560.47
Total 6100 · Building Repair, Supply, Maint	125,516.08	0.00	0.00	125,516.08
6150 · SA Balconies Expenditures	160.00	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	3,829.28	0.00	0.00	3,829.28
6415 · Rodent Removal / Exclusion	3,689.44	0.00	0.00	3,689.44
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	17,113.37	0.00	0.00	17,113.37
Total 6000 · Building - Exterior/Interior	174,083.59	0.00	449,146.03	623,229.62
7000 · Grounds, Pool, & Amenities				
7001 · Landscape & Grounds				
7010 · Lawn Service Contract	30,096.00	0.00	0.00	30,096.00
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
7030 · Dune Trimming	13,200.00	0.00	0.00	13,200.00
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	62,464.68	0.00	0.00	62,464.68
7200 · Pool Expenses				
7220 · Pool & Pumphouse Maintenance				
7221 · Pool Repairs & Supplies	2,620.37	0.00	0.00	2,620.37
7240 · Pool Service	5,850.00	0.00	0.00	5,850.00
Total 7220 · Pool & Pumphouse Maintenance	8,470.37	0.00	0.00	8,470.37
Total 7200 · Pool Expenses	8,470.37	0.00	0.00	8,470.37
Total 7000 · Grounds, Pool, & Amenities	70,935.05	0.00	0.00	70,935.05

Lantana Oceanfront COA
Profit & Loss by Class YTD
 January 1 through December 18, 2023

	Operating	Reserves	Special Assessment	TOTAL
8000 - Utilities				
8010 - Electricity, Gas, Elev/Entry PH	25,538.72	0.00	0.00	25,538.72
8030 - Gas	927.97	0.00	0.00	927.97
8040 - Water & Sewer	47,848.03	0.00	0.00	47,848.03
8060 - Phone - Ofc, Internet, Elevatr	2,842.52	0.00	0.00	2,842.52
8090 - Trash Removal	17,019.68	0.00	0.00	17,019.68
Total 8000 - Utilities	94,176.92	0.00	0.00	94,176.92
Total 5000 - Operating Expenses	595,595.38	0.00	449,146.03	1,044,741.39
68911 - Bank Service Charges	20.00	0.00	0.00	20.00
9000 - Reserves Contributions	-18,759.82	131,545.91	0.00	112,786.09
9100 - Reserves Interest Contributed	0.00	5,694.32	0.00	5,694.32
9245 - Roof Repair/Replace Expense	0.00	74,390.00	0.00	74,390.00
9280 - Additional Items Expense	0.00	58,517.80	0.00	58,517.80
9291 - Doors - Common Expense	0.00	34,900.49	0.00	34,900.49
9292 - EV Improvements Expense	0.00	3,255.24	0.00	3,255.24
Total Expense	576,855.54	308,273.76	449,146.03	1,334,275.33
Net Income	72,661.98	-45,922.92	-161,146.03	-134,406.97

Lantana Oceanfront COA

Profit & Loss by Class

November 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	100.91	100.91
Total 4000 · Revenues/Income	54,017.28	21,347.63	75,364.91
Total Income	54,017.28	21,347.63	75,364.91
Gross Profit	54,017.28	21,347.63	75,364.91
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
5165 · Postage, Printing, Copies	665.97	0.00	665.97
5175 · Storage Unit (offsite)	67.10	0.00	67.10
Total 5100 · General & Administrative	733.07	0.00	733.07
5300 · Payroll & Professional Fees			
5320 · Management Company	2,000.00	0.00	2,000.00
Total 5300 · Payroll & Professional Fees	2,000.00	0.00	2,000.00
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	6,688.00	0.00	6,688.00
6111 · Janitorial Services	3,872.00	0.00	3,872.00
6115 · Maintenance Supplies	165.34	0.00	165.34
Total 6100 · Building Repair, Supply, Maint	10,725.34	0.00	10,725.34
6410 · Pest Control - Bldg Perimeter	345.52	0.00	345.52
6415 · Rodent Removal / Exclusion	160.00	0.00	160.00
Total 6000 · Building - Exterior/Interior	11,230.86	0.00	11,230.86
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	2,736.00	0.00	2,736.00
7030 · Dune Trimming	4,000.00	0.00	4,000.00
Total 7001 · Landscape & Grounds	6,736.00	0.00	6,736.00
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7221 · Pool Repairs & Supplies	870.00	0.00	870.00
7240 · Pool Service	-400.00	0.00	-400.00
Total 7220 · Pool & Pumphouse Maintenance	470.00	0.00	470.00
Total 7200 · Pool Expenses	470.00	0.00	470.00
Total 7000 · Grounds, Pool, & Amenities	7,206.00	0.00	7,206.00
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	2,066.45	0.00	2,066.45
8030 · Gas	37.66	0.00	37.66
8040 · Water & Sewer	4,685.97	0.00	4,685.97
8060 · Phone - Ofc, Internet, Elevatr	258.63	0.00	258.63
8090 · Trash Removal	1,559.84	0.00	1,559.84
Total 8000 · Utilities	8,608.55	0.00	8,608.55
Total 5000 · Operating Expenses	29,778.48	0.00	29,778.48
9000 · Reserves Contributions	0.00	21,246.72	21,246.72
9280 · Additional Items Expense	0.00	27,634.62	27,634.62
9291 · Doors - Common Expense	0.00	1,070.00	1,070.00
Total Expense	29,778.48	49,951.34	79,729.82
Net Income	24,238.80	-28,603.71	-4,364.91

Lantana Oceanfront COA

Balance Sheet

12/18/23

As of November 30, 2023

Accrual Basis

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	33,929.05
1120 · Special Assessments	62,596.23
Total 1100 · OPERATING - TDBANK - 7695	96,525.28
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	383,624.87
1250 · Checking - VALLEY - 6632	42,145.47
Total 1200 · RESERVES - TDBank & Valley	425,770.34
Total 1000 · Bank Accounts	522,295.62
Total Checking/Savings	522,295.62
Accounts Receivable	
11000 · Accounts Receivable	44,544.13
Total Accounts Receivable	44,544.13
Other Current Assets	
1500 · Funds in Transit - Owed to	
1510 · Funds due to Operating	32,334.62
Total 1500 · Funds in Transit - Owed to	32,334.62
1900 · Undeposited Funds	2,636.00
Total Other Current Assets	34,970.62
Total Current Assets	601,810.37
TOTAL ASSETS	601,810.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	54,161.43
Total Accounts Payable	54,161.43
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	67,843.80
Total Liabilities	67,843.80

Lantana Oceanfront COA
Balance Sheet
As of November 30, 2023

	Nov 30, 23
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
Total 2500 · Reserves	541,379.40
3900 · Retained Earnings	180,402.48
Net Income	-187,815.31
Total Equity	533,966.57
TOTAL LIABILITIES & EQUITY	601,810.37