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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS
December 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

December 2023

01/23/24

Accrual Basis

	Dec 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	837.19
4949 · Misc Income	22.00
Total 4000 · Revenues/Income	76,123.19
Total Income	76,123.19
Gross Profit	76,123.19
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	14.64
5120 · Insurance	
5121 · Policy Premium - General/Flood	15,679.72
Total 5120 · Insurance	15,679.72
5170 · Dues & Subscriptions	233.76
5175 · Storage Unit (offsite)	66.47
5180 · Miscellaneous Expense	427.82
Total 5100 · General & Administrative	16,422.41
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	6,384.00
6111 · Janitorial Services	3,328.00
6112 · General Maintenance Repair	125.85
6115 · Maintenance Supplies	847.93
Total 6100 · Building Repair, Supply, Maint	10,685.78
6210 · Garage Doors & Openers	290.00
6415 · Rodent Removal / Exclusion	160.00
6500 · Fire Safety System	
6510 · Fire Alarm Monitor	43.09
Total 6500 · Fire Safety System	43.09
Total 6000 · Building - Exterior/Interior	11,178.87
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7020 · Landscape Improvements	3,500.00
7030 · Dune Trimming	9,200.00
Total 7001 · Landscape & Grounds	12,700.00

Lantana Oceanfront COA

Profit & Loss

December 2023

	<u>Dec 23</u>
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	170.00
7240 · Pool Service	625.00
	<u>795.00</u>
Total 7220 · Pool & Pumphouse Maintenance	795.00
Total 7200 · Pool Expenses	<u>795.00</u>
Total 7000 · Grounds, Pool, & Amenities	13,495.00
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	2,406.66
8030 · Gas	37.66
8040 · Water & Sewer	4,293.49
8060 · Phone - Ofc, Internet, Elevatr	258.48
8090 · Trash Removal	1,559.84
	<u>8,566.13</u>
Total 8000 · Utilities	8,566.13
Total 5000 · Operating Expenses	51,652.41
9000 · Reserves Contributions	21,246.72
9100 · Reserves Interest Contributed	837.19
9280 · Additional Items Expense	6,820.60
	<u>80,556.92</u>
Total Expense	80,556.92
Net Income	<u><u>-4,433.73</u></u>

Lantana Oceanfront COA
Profit & Loss
 January through December 2023

	Jan - Dec 23
Income	
4000 · Revenues/Income	
4010 · Monthly Maintenance Fees (Op)	648,207.36
4060 · Late & Interest Charges	1,210.16
4600 · Special Assessments Income	
4605 · Special Assessment - 2023	288,000.00
Total 4600 · Special Assessments Income	288,000.00
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	254,960.64
Total 4840 · Monthly Reserves Income	254,960.64
4850 · Reserve Interest	8,320.59
4949 · Misc Income	172.00
Total 4000 · Revenues/Income	1,200,870.75
46730 · Returned Check Charges	20.00
Total Income	1,200,890.75
Gross Profit	1,200,890.75
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	189.64
5115 · Accounting & Audit Fees	5,700.00
5120 · Insurance	
5121 · Policy Premium - General/Flood	188,156.64
5122 · Flood Insurance Premium	26,207.00
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	10,000.00
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	10,000.00
Total 5120 · Insurance	234,363.64
5130 · Licenses, Permits, Subscription	425.00
5165 · Postage, Printing, Copies	2,466.57
5170 · Dues & Subscriptions	418.75
5175 · Storage Unit (offsite)	327.22
5180 · Miscellaneous Expense	431.39
Total 5100 · General & Administrative	244,322.21
5300 · Payroll & Professional Fees	
5320 · Management Company	24,000.00
5340 · Legal	4,870.00
5345 · Legal Fees Reimbursement	-370.00
Total 5300 · Payroll & Professional Fees	28,500.00

Lantana Oceanfront COA
Profit & Loss
January through December 2023

	Jan - Dec 23
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	75,940.00
6111 · Janitorial Services	45,217.00
6112 · General Maintenance Repair	3,459.85
6115 · Maintenance Supplies	7,778.78
6116 · Janitorial Supplies	3,560.47
Total 6100 · Building Repair, Supply, Maint	135,956.10
6150 · SA Balconies Expenditures	449,296.03
6210 · Garage Doors & Openers	1,720.00
6410 · Pest Control - Bldg Perimeter	3,829.28
6415 · Rodent Removal / Exclusion	3,849.44
6500 · Fire Safety System	
6510 · Fire Alarm Monitor	9,121.57
6520 · Fire Pump Maintenance & Repair	13,276.94
Total 6500 · Fire Safety System	22,398.51
6600 · Elevator Contract & Repair	17,113.37
Total 6000 · Building - Exterior/Interior	634,162.73
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	30,096.00
7015 · Tree Trim, Shrubs, & Sea Grapes	4,680.00
7020 · Landscape Improvements	14,876.00
7030 · Dune Trimming	13,200.00
7060 · Irrigation Repairs & Maint.	1,206.96
7080 · Fertilizer & Pest Control	1,905.72
Total 7001 · Landscape & Grounds	65,964.68
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	2,620.37
7240 · Pool Service	5,850.00
Total 7220 · Pool & Pumphouse Maintenance	8,470.37
Total 7200 · Pool Expenses	8,470.37
Total 7000 · Grounds, Pool, & Amenities	74,435.05
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	27,945.38
8030 · Gas	965.63
8040 · Water & Sewer	52,141.52
8060 · Phone - Ofc, Internet, Elevatr	3,101.00
8090 · Trash Removal	18,579.52
Total 8000 · Utilities	102,733.05
Total 5000 · Operating Expenses	1,084,153.04
66911 · Bank Service Charges	20.00
9000 · Reserves Contributions	254,960.64
9100 · Reserves Interest Contributed	8,320.59
9245 · Roof Repair/Replace Expense	74,360.00
9280 · Additional Items Expense	58,210.40
9291 · Doors - Common Expense	34,900.49
9292 · EV Improvements Expense	3,255.24
Total Expense	1,518,180.40
Net Income	-317,289.65

Lantana Oceanfront COA Profit & Loss Budget Performance

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Revenues/Income							
4010 · Monthly Maintenance Fees (Op)	54,017.28	54,017.73	-0.45	648,207.36	648,212.79	-5.43	648,212.79
4060 · Late & Interest Charges	0.00			1,210.16			
4600 · Special Assessments Income							
4605 · Special Assessment - 2023	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	254,960.64	254,960.64	0.00	254,960.64
Total 4840 · Monthly Reserves Income	21,246.72	21,246.72	0.00	254,960.64	254,960.64	0.00	254,960.64
4850 · Reserve Interest	837.19			8,320.59			
4949 · Misc Income	22.00			172.00			
Total 4000 · Revenues/Income	76,123.19	75,264.45	858.74	1,200,870.75	1,191,173.43	9,697.32	1,191,173.43
46730 · Returned Check Charges	0.00			20.00			
Total Income	76,123.19	75,264.45	858.74	1,200,890.75	1,191,173.43	9,717.32	1,191,173.43
Gross Profit	76,123.19	75,264.45	858.74	1,200,890.75	1,191,173.43	9,717.32	1,191,173.43
Expense							
5000 · Operating Expenses							
5100 · General & Administrative							
5110 · Bank Fees	14.64			188.64			
5115 · Accounting & Audit Fees	0.00	354.17	-354.17	5,700.00	4,250.00	1,450.00	4,250.00
5120 · Insurance							
5121 · Policy Premium - General/Flood	15,679.72	17,771.58	-2,091.86	188,156.64	213,259.00	-25,102.36	213,259.00
5122 · Flood Insurance Premium	0.00			26,207.00			
5127 · Ins Event - APR23 Lightning	0.00			17,841.47			
5127.1 · Insurance Event APR2023 Expense	0.00			-7,641.47			
5127.2 · Ins Claim Settlement CK APR23	0.00			10,000.00			
Total 5127 · Ins Event - APR23 Lightning	0.00	17,771.58	-2,091.86	10,000.00	213,259.00	21,104.64	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 08JUN23	0.00			-21,569.94			
Total 5128 · Ins Event - JUN23 Lightning	0.00	17,771.58	-2,091.86	10,000.00	213,259.00	21,104.64	213,259.00
Total 5120 · Insurance	15,679.72	17,771.58	-2,091.86	234,363.64	213,259.00	21,104.64	213,259.00
5130 · Licenses, Permits, Subscription	0.00			425.00			
5160 · Office Supplies	0.00	133.33	-133.33	0.00	1,600.00	-1,600.00	1,600.00
5165 · Postage, Printing, Copies	0.00	125.00	-125.00	2,466.57	1,500.00	966.57	1,500.00
5170 · Dues & Subscriptions	233.76			418.75			
5175 · Storage Unit (offsite)	66.47			327.22			
5180 · Miscellaneous Expense	427.82	145.00	282.82	431.39	1,740.00	-1,308.61	1,740.00
5190 · Bad Debt	0.00	83.33	-83.33	0.00	1,000.00	-1,000.00	1,000.00
Total 5100 · General & Administrative	16,422.41	18,612.41	-2,190.00	244,322.21	223,349.00	20,973.21	223,349.00

Lantana Oceanfront COA Profit & Loss Budget Performance

December 2023

Accrual Basis

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
5300 · Payroll & Professional Fees							
5320 · Management Company	2,000.00	2,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00
5340 · Legal	0.00	375.00	-375.00	4,870.00	4,500.00	370.00	4,500.00
5345 · Legal Fees Reimbursement	0.00			-370.00			
5350 · Lic, Permits, and Taxes	0.00	250.00	-250.00	0.00	3,000.00	-3,000.00	3,000.00
Total 5300 · Payroll & Professional Fees	2,000.00	2,625.00	-625.00	28,500.00	31,500.00	-3,000.00	31,500.00
6000 · Building - Exterior/Interior							
6100 · Building Repair, Supply, Maint							
6110 · Maintenance Labor	6,384.00	6,686.67	-302.67	75,940.00	80,240.00	-4,300.00	80,240.00
6111 · Janitorial Services	3,328.00	3,846.67	-518.67	45,217.00	46,160.00	-943.00	46,160.00
6112 · General Maintenance Repair	125.85	1,666.67	-1,540.82	3,459.85	20,000.00	-16,540.15	20,000.00
6115 · Maintenance Supplies	847.93	1,019.43	-171.50	7,778.78	12,233.20	-4,454.42	12,233.20
6116 · Janitorial Supplies	0.00			3,560.47			
Total 6100 · Building Repair, Supply, Maint	10,685.78	13,219.44	-2,533.66	135,956.10	158,633.20	-22,677.10	158,633.20
6150 · SA Balconies Expenditures	0.00			449,296.03			
6200 · Roof Repairs	0.00	183.33	-183.33	0.00	2,200.00	-2,200.00	2,200.00
6210 · Garage Doors & Openers	290.00			1,720.00			
6410 · Pest Control - Bldg Perimeter	0.00	341.00	-341.00	3,829.28	4,092.00	-262.72	4,092.00
6415 · Rodent Removal / Exclusion	160.00			3,849.44			
6500 · Fire Safety System							
6510 · Fire Alarm Monitor	43.09	1,454.88	-1,411.79	9,121.57	17,458.52	-8,336.95	17,458.52
6520 · Fire Pump Maintenance & Repair	0.00	460.68	-460.68	13,276.94	5,528.18	7,748.76	5,528.18
6540 · Fire Extinguisher	0.00	70.00	-70.00	0.00	840.00	-840.00	840.00
Total 6500 · Fire Safety System	43.09	1,985.56	-1,942.47	22,398.51	23,826.70	-1,428.19	23,826.70
6600 · Elevator Contract & Repair	0.00	1,387.92	-1,387.92	17,113.37	16,655.00	458.37	16,655.00
Total 6000 · Building - Exterior/Interior	11,178.87	17,117.25	-5,938.38	634,162.73	205,406.90	428,755.83	205,406.90
7000 · Grounds, Pool, & Amenities							
7001 · Landscape & Grounds							
7010 · Lawn Service Contract	0.00	2,736.00	-2,736.00	30,096.00	32,832.00	-2,736.00	32,832.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	150.00	-150.00	4,680.00	1,800.00	2,880.00	1,800.00
7020 · Landscape Improvements	3,500.00	633.33	2,866.67	14,876.00	7,600.00	7,276.00	7,600.00
7030 · Dune Trimming	9,200.00	1,875.00	7,325.00	13,200.00	22,500.00	-9,300.00	22,500.00
7060 · Irrigation Repairs & Maint.	0.00	166.67	-166.67	1,206.96	2,000.00	-793.04	2,000.00
7080 · Fertilizer & Pest Control	0.00	180.00	-180.00	1,905.72	2,160.00	-254.28	2,160.00
Total 7001 · Landscape & Grounds	12,700.00	5,741.00	6,959.00	65,964.68	68,892.00	-2,927.32	68,892.00
7200 · Pool Expenses							
7220 · Pool & Pumphouse Maintenance	170.00			2,620.37	9,000.00	-3,150.00	9,000.00
7221 · Pool Repairs & Supplies	625.00	750.00	-125.00	5,850.00	9,000.00	-3,150.00	9,000.00
7240 · Pool Service		750.00		8,470.37	9,000.00	-529.63	9,000.00
Total 7220 · Pool & Pumphouse Maintenance	795.00	750.00	45.00	8,470.37	9,000.00	-529.63	9,000.00
Total 7200 · Pool Expenses	795.00	750.00	45.00	8,470.37	9,000.00	-529.63	9,000.00
Total 7000 · Grounds, Pool, & Amenities	13,495.00	6,491.00	7,004.00	74,436.05	77,892.00	-3,456.95	77,892.00

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

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
8000 · Utilities							
8010 · Electricity, Gas, Elev/Entry PH	2,406.66	2,412.65	-5.99	27,945.38	28,951.77	-1,006.39	28,951.77
8030 · Gas	37.66			965.63			
8040 · Water & Sewer	4,293.49	5,198.12	-904.63	52,141.52	62,377.43	-10,235.91	62,377.43
8060 · Phone - Ofc, Internet, Elevatr	258.48			3,101.00			
8090 · Trash Removal	1,559.84	1,561.31	-1.47	18,579.52	18,735.70	-156.18	18,735.70
Total 8000 · Utilities	8,556.13	9,172.08	-615.95	102,733.05	110,064.90	-7,331.85	110,064.90
Total 5000 · Operating Expenses	51,652.41	54,017.74	-2,365.33	1,084,153.04	648,212.80	435,940.24	648,212.80
65911 · Bank Service Charges	0.00			20.00			
9000 · Reserves Contributions	21,246.72	21,246.72	0.00	254,960.64	254,960.64	0.00	254,960.64
9100 · Reserves Interest Contributed	837.19			8,320.59			
9245 · Roof Repair/Replace Expense	0.00			74,360.00			
9280 · Additional Items Expense	6,820.60			58,210.40			
9291 · Doors - Common Expense	0.00			34,900.49			
9292 · EV Improvements Expense	0.00			3,255.24			
Total Expense	80,556.92	75,264.46	5,292.46	1,518,180.40	903,173.44	615,006.96	903,173.44
Net Income	-4,433.73	-0.01	-4,433.72	-317,289.65	287,999.99	-605,289.64	287,999.99

Lantana Oceanfront COA Profit & Loss by Class

01/23/24

Accrual Basis

December 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	837.19	837.19
4949 · Misc Income	22.00	0.00	22.00
Total 4000 · Revenues/Income	54,039.28	22,083.91	76,123.19
Total Income	54,039.28	22,083.91	76,123.19
Gross Profit	54,039.28	22,083.91	76,123.19
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
5110 · Bank Fees	14.64	0.00	14.64
5120 · Insurance			
5121 · Policy Premium - General/Flood	15,679.72	0.00	15,679.72
Total 5120 · Insurance	15,679.72	0.00	15,679.72
5170 · Dues & Subscriptions	233.76	0.00	233.76
5175 · Storage Unit (offsite)	66.47	0.00	66.47
5180 · Miscellaneous Expense	427.82	0.00	427.82
Total 5100 · General & Administrative	16,422.41	0.00	16,422.41
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	6,384.00	0.00	6,384.00
6111 · Janitorial Services	3,328.00	0.00	3,328.00
6112 · General Maintenance Repair	125.85	0.00	125.85
6115 · Maintenance Supplies	847.93	0.00	847.93
Total 6100 · Building Repair, Supply, Maint	10,685.78	0.00	10,685.78
6210 · Garage Doors & Openers	290.00	0.00	290.00
6415 · Rodent Removal / Exclusion	160.00	0.00	160.00
6500 · Fire Safety System			
6510 · Fire Alarm Monitor	43.09	0.00	43.09
Total 6500 · Fire Safety System	43.09	0.00	43.09
Total 6000 · Building - Exterior/Interior	11,178.87	0.00	11,178.87
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7020 · Landscape Improvements	3,500.00	0.00	3,500.00
7030 · Dune Trimming	9,200.00	0.00	9,200.00
Total 7001 · Landscape & Grounds	12,700.00	0.00	12,700.00
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7221 · Pool Repairs & Supplies	170.00	0.00	170.00
7240 · Pool Service	625.00	0.00	625.00
Total 7220 · Pool & Pumphouse Maintenance	795.00	0.00	795.00
Total 7200 · Pool Expenses	795.00	0.00	795.00
Total 7000 · Grounds, Pool, & Amenities	13,495.00	0.00	13,495.00

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01/23/24

Accrual Basis

Lantana Oceanfront COA
Profit & Loss by Class
December 2023

	Operating	Reserves	TOTAL
8000 - Utilities			
8010 - Electricity, Gas, Elev/Entry PH	2,406.66	0.00	2,406.66
8030 - Gas	37.66	0.00	37.66
8040 - Water & Sewer	4,293.49	0.00	4,293.49
8060 - Phone - Ofc, Internet, Elevatr	258.48	0.00	258.48
8090 - Trash Removal	1,559.84	0.00	1,559.84
Total 8000 - Utilities	8,556.13	0.00	8,556.13
Total 5000 - Operating Expenses	51,652.41	0.00	51,652.41
9000 - Reserves Contributions	0.00	21,246.72	21,246.72
9100 - Reserves Interest Contributed	837.19	0.00	837.19
9280 - Additional Items Expense	0.00	6,820.60	6,820.60
Total Expense	52,489.60	28,067.32	80,556.92
Net Income	1,549.68	-5,983.41	-4,433.73

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

	Operating	Reserves	Special Assessment	TOTAL
Income				
4000 · Revenues/Income				
4010 · Monthly Maintenance Fees (Op)	648,207.36	0.00	0.00	648,207.36
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
4860 · Reserve Interest				
4860 · Reserve Interest	0.00	8,320.59	0.00	8,320.59
4949 · Misc Income				
4949 · Misc Income	172.00	0.00	0.00	172.00
Total 4000 · Revenues/Income	649,589.52	263,281.23	288,000.00	1,200,870.75
46730 · Returned Check Charges				
46730 · Returned Check Charges	20.00	0.00	0.00	20.00
Total Income	649,609.52	263,281.23	288,000.00	1,200,890.75
Gross Profit	649,609.52	263,281.23	288,000.00	1,200,890.75
Expense				
5000 · Operating Expenses				
5100 · General & Administrative				
5110 · Bank Fees	189.64	0.00	0.00	189.64
5115 · Accounting & Audit Fees	5,700.00	0.00	0.00	5,700.00
5120 · Insurance				
5121 · Policy Premium - General/Flood	188,156.64	0.00	0.00	188,156.64
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	234,363.64	0.00	0.00	234,363.64
5130 · Licenses, Permits, Subscription				
5130 · Licenses, Permits, Subscription	425.00	0.00	0.00	425.00
5185 · Postage, Printing, Copies				
5185 · Postage, Printing, Copies	2,466.57	0.00	0.00	2,466.57
5170 · Dues & Subscriptions				
5170 · Dues & Subscriptions	418.75	0.00	0.00	418.75
5175 · Storage Unit (offsite)				
5175 · Storage Unit (offsite)	327.22	0.00	0.00	327.22
5180 · Miscellaneous Expense				
5180 · Miscellaneous Expense	431.39	0.00	0.00	431.39
Total 5100 · General & Administrative	244,322.21	0.00	0.00	244,322.21
5300 · Payroll & Professional Fees				
5320 · Management Company				
5320 · Management Company	24,000.00	0.00	0.00	24,000.00
5340 · Legal				
5340 · Legal	4,870.00	0.00	0.00	4,870.00
5345 · Legal Fees Reimbursement				
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	75,940.00	0.00	0.00	75,940.00
6111 · Janitorial Services	45,217.00	0.00	0.00	45,217.00
6112 · General Maintenance Repair	3,459.85	0.00	0.00	3,459.85
6115 · Maintenance Supplies	7,778.78	0.00	0.00	7,778.78
6116 · Janitorial Supplies	3,560.47	0.00	0.00	3,560.47
Total 6100 · Building Repair, Supply, Maint	135,956.10	0.00	0.00	135,956.10
6150 · SA Balconies Expenditures				
6150 · SA Balconies Expenditures	150.00	0.00	449,146.03	449,296.03
6210 · Garage Doors & Openers				
6210 · Garage Doors & Openers	1,720.00	0.00	0.00	1,720.00
6410 · Pest Control - Bldg Perimeter				
6410 · Pest Control - Bldg Perimeter	3,829.28	0.00	0.00	3,829.28
6415 · Rodent Removal / Exclusion				
6415 · Rodent Removal / Exclusion	3,849.44	0.00	0.00	3,849.44
6500 · Fire Safety System				
6510 · Fire Alarm Monitor	9,121.57	0.00	0.00	9,121.57
6520 · Fire Pump Maintenance & Repair	13,276.94	0.00	0.00	13,276.94
Total 6500 · Fire Safety System	22,398.51	0.00	0.00	22,398.51
6800 · Elevator Contract & Repair				
6800 · Elevator Contract & Repair	17,113.37	0.00	0.00	17,113.37
Total 6000 · Building - Exterior/Interior	185,016.70	0.00	449,146.03	634,162.73

**Lantana Oceanfront COA
Profit & Loss by Class
January through December 2023**

	Operating	Reserves	Special Assessment	TOTAL
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	14,876.00	0.00	0.00	14,876.00
7030 · Dune Trimming	13,200.00	0.00	0.00	13,200.00
7060 · Irrigation Repairs & Maint.	1,206.98	0.00	0.00	1,206.98
7080 · Fertilizer & Pest Control	1,905.72	0.00	0.00	1,905.72
Total 7001 · Landscape & Grounds	65,964.68	0.00	0.00	65,964.68
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	74,435.05	0.00	0.00	74,435.05
8000 · Utilities				
8010 · Electricity, Gas, Elev/Entry PH	27,945.38	0.00	0.00	27,945.38
8030 · Gas	965.63	0.00	0.00	965.63
8040 · Water & Sewer	52,141.52	0.00	0.00	52,141.52
8060 · Phone - Ofc, Internet, Elevatr	3,101.00	0.00	0.00	3,101.00
8090 · Trash Removal	18,579.52	0.00	0.00	18,579.52
Total 8000 · Utilities	102,733.05	0.00	0.00	102,733.05
Total 5000 · Operating Expenses	635,007.01	0.00	449,146.03	1,084,153.04
66911 · Bank Service Charges	20.00	0.00	0.00	20.00
9000 · Reserves Contributions	0.00	254,960.64	0.00	254,960.64
9100 · Reserves Interest Contributed	837.19	7,483.40	0.00	8,320.59
9245 · Roof Repair/Replace Expense	0.00	74,360.00	0.00	74,360.00
9280 · Additional Items Expense	0.00	58,210.40	0.00	58,210.40
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	635,864.20	433,170.17	449,146.03	1,518,180.40
Net Income	13,745.32	-169,888.94	-161,146.03	-317,289.65

Lantana Oceanfront COA

Balance Sheet

01/23/24

As of December 31, 2023

Accrual Basis

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	71,834.10
Total 1100 · OPERATING - TDBANK - 7695	71,834.10
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	424,776.00
1250 · Checking - VALLEY - 6632	42,238.67
Total 1200 · RESERVES - TDBank & Valley	467,014.67
Total 1000 · Bank Accounts	538,848.77
Total Checking/Savings	538,848.77
Accounts Receivable	
11000 · Accounts Receivable	34,023.01
Total Accounts Receivable	34,023.01
Other Current Assets	
1300 · A/R Lantana Oceanfront	
1320 · A/R - Late Fees & Interest	9.47
Total 1300 · A/R Lantana Oceanfront	9.47
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	784.00
Total Other Current Assets	33,128.09
Total Current Assets	605,999.87
TOTAL ASSETS	605,999.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	37,733.33
Total Accounts Payable	37,733.33
Other Current Liabilities	
2300 · Liabilities	
2370 · Prepaid Assessments	12,938.82
2375 · Special Assessment PPD	743.55
2380 · Funds Due to/from Oper Fund	123,414.73
Total 2300 · Liabilities	137,097.10
Total Other Current Liabilities	137,097.10
Total Current Liabilities	174,830.43
Total Liabilities	174,830.43

Lantana Oceanfront COA

Balance Sheet

01/23/24

As of December 31, 2023

Accrual Basis

	Dec 31, 23
Equity	
2500 · Reserves	
2510 · Pooled Reserves	255,769.46
2520 · Assessments - Reserve	476,402.88
2530 · Pooled Interest	8,909.38
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	-69,940.42
2590 · Asphalt Sealcoat/Repave	-9,933.00
2591 · Doors, Common	-37,293.32
2592 · EV Improvements	-7,710.49
Total 2500 · Reserves	568,056.61
3900 · Retained Earnings	180,402.48
Net Income	-317,289.65
Total Equity	431,169.44
TOTAL LIABILITIES & EQUITY	605,999.87