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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS

January 2024

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

January 2024

	Jan 24
Income	
4000 · Revenues/Income	
4010 · Monthly Maintenance Fees (Op)	34,433.28
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	45,246.72
Total 4840 · Monthly Reserves Income	45,246.72
4850 · Reserve Interest	125.82
4949 · Misc Income	0.00
Total 4000 · Revenues/Income	79,805.82
Total Income	79,805.82
Gross Profit	79,805.82
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	8.27
5120 · Insurance	
5121 · Policy Premium - General/Flood	19,187.90
Total 5120 · Insurance	19,187.90
5130 · Licenses, Permits, Subscription	22.17
5175 · Storage Unit (offsite)	68.46
5180 · Miscellaneous Expense	198.93
Total 5100 · General & Administrative	19,485.73
5300 · Payroll & Professional Fees	
5320 · Management Company	4,000.00
5340 · Legal	500.00
Total 5300 · Payroll & Professional Fees	4,500.00
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	7,088.00
6111 · Janitorial Services	3,328.00
6112 · General Maintenance Repair	900.00
6115 · Maintenance Supplies	1,784.21
Total 6100 · Building Repair, Supply, Maint	13,100.21
6210 · Garage Doors & Openers	250.00
6410 · Pest Control - Bldg Perimeter	740.00
6415 · Rodent Removal / Exclusion	160.00
6500 · Fire Safety System	
6510 · Fire Alarm Monitor	2,364.49
Total 6500 · Fire Safety System	2,364.49
6600 · Elevator Contract & Repair	5,279.70
Total 6000 · Building - Exterior/Interior	21,894.40
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
7020 · Landscape Improvements	111.00
Total 7001 · Landscape & Grounds	2,847.00

Lantana Oceanfront COA

02/27/24

Profit & Loss

Accrual Basis

January 2024

	Jan 24
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7240 · Pool Service	660.00
Total 7220 · Pool & Pumphouse Maintenance	660.00
Total 7200 · Pool Expenses	660.00
Total 7000 · Grounds, Pool, & Amenities	3,507.00
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	2,363.01
8030 · Gas	37.66
8040 · Water & Sewer	4,458.56
8060 · Phone - Ofc, Internet, Elevatr	258.52
8090 · Trash Removal	1,559.84
Total 8000 · Utilities	8,677.59
Total 5000 · Operating Expenses	58,064.72
5129 · Water Intrusion	4,653.40
9000 · Reserves Contributions	21,246.72
9280 · Additional Items Expense	781.96
Total Expense	84,746.80
Net Income	-4,940.98

Lantana Oceanfront COA Profit & Loss by Class

January 2024

	Operating	Reserves	TOTAL
Income			
4000 · Revenues/Income			
4010 · Monthly Maintenance Fees (Op)	34,433.28	0.00	34,433.28
4840 · Monthly Reserves Income			
4845 · Monthly Reserves Fees	0.00	45,246.72	45,246.72
Total 4840 · Monthly Reserves Income	0.00	45,246.72	45,246.72
4850 · Reserve Interest	0.00	125.82	125.82
4949 · Misc Income	0.00	0.00	0.00
Total 4000 · Revenues/Income	34,433.28	45,372.54	79,805.82
Total Income	34,433.28	45,372.54	79,805.82
Gross Profit	34,433.28	45,372.54	79,805.82
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
5110 · Bank Fees	8.27	0.00	8.27
5120 · Insurance			
5121 · Policy Premium - General/Flood	19,187.90	0.00	19,187.90
Total 5120 · Insurance	19,187.90	0.00	19,187.90
5130 · Licenses, Permits, Subscription	22.17	0.00	22.17
5175 · Storage Unit (offsite)	68.46	0.00	68.46
5180 · Miscellaneous Expense	198.93	0.00	198.93
Total 5100 · General & Administrative	19,485.73	0.00	19,485.73
5300 · Payroll & Professional Fees			
5320 · Management Company	4,000.00	0.00	4,000.00
5340 · Legal	500.00	0.00	500.00
Total 5300 · Payroll & Professional Fees	4,500.00	0.00	4,500.00
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	7,088.00	0.00	7,088.00
6111 · Janitorial Services	3,328.00	0.00	3,328.00
6112 · General Maintenance Repair	900.00	0.00	900.00
6115 · Maintenance Supplies	1,784.21	0.00	1,784.21
Total 6100 · Building Repair, Supply, Maint	13,100.21	0.00	13,100.21
6210 · Garage Doors & Openers	250.00	0.00	250.00
6410 · Pest Control - Bldg Perimeter	740.00	0.00	740.00
6415 · Rodent Removal / Exclusion	160.00	0.00	160.00
6500 · Fire Safety System			
6510 · Fire Alarm Monitor	2,364.49	0.00	2,364.49
Total 6500 · Fire Safety System	2,364.49	0.00	2,364.49
6800 · Elevator Contract & Repair	5,279.70	0.00	5,279.70
Total 6000 · Building - Exterior/Interior	21,894.40	0.00	21,894.40
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	2,736.00	0.00	2,736.00
7020 · Landscape Improvements	111.00	0.00	111.00
Total 7001 · Landscape & Grounds	2,847.00	0.00	2,847.00
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7240 · Pool Service	660.00	0.00	660.00
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	3,507.00	0.00	3,507.00
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	2,363.01	0.00	2,363.01
8030 · Gas	37.66	0.00	37.66
8040 · Water & Sewer	4,458.56	0.00	4,458.56
8080 · Phone - Ofc, Internet, Elevatr	258.52	0.00	258.52
8090 · Trash Removal	1,559.84	0.00	1,559.84
Total 8000 · Utilities	8,677.59	0.00	8,677.59
Total 5000 · Operating Expenses	58,064.72	0.00	58,064.72
5129 · Water Intrusion	4,653.40	0.00	4,653.40
9000 · Reserves Contributions	0.00	21,246.72	21,246.72
9280 · Additional Items Expense	781.96	0.00	781.96
Total Expense	63,500.08	21,246.72	84,746.80
Net Income	-29,066.80	24,125.82	-4,940.98

Lantana Oceanfront COA Profit & Loss Budget Performance January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Revenues/Income							
4010 · Monthly Maintenance Fees (Op)	34,433.28	55,680.00	-21,246.72	34,433.28	55,680.00	-21,246.72	668,160.00
4840 · Monthly Reserves Income	45,246.72	24,000.00	21,246.72	45,246.72	24,000.00	21,246.72	288,000.00
4845 · Monthly Reserves Fees	45,246.72	24,000.00	21,246.72	45,246.72	24,000.00	21,246.72	288,000.00
Total 4840 · Monthly Reserves Income	125.82	666.63	-540.81	125.82	666.63	-540.81	8,000.00
4850 · Reserve Interest	0.00			0.00			
4949 · Misc Income							
Total 4000 · Revenues/Income	79,805.82	80,346.63	-540.81	79,805.82	80,346.63	-540.81	984,160.00
Total Income	79,805.82	80,346.63	-540.81	79,805.82	80,346.63	-540.81	984,160.00
Gross Profit	79,805.82	80,346.63	-540.81	79,805.82	80,346.63	-540.81	984,160.00
Expense							
5000 · Operating Expenses							
5100 · General & Administrative							
5110 · Bank Fees	8.27	20.87	-12.60	8.27	20.87	-12.60	250.00
5115 · Accounting & Audit Fees	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
5120 · Insurance							
5121 · Policy Premium - General/Flood	19,187.90	19,941.63	-753.73	19,187.90	19,941.63	-753.73	203,300.00
5122 · Flood Insurance Premium	0.00	2,183.88	-2,183.88	0.00	2,183.88	-2,183.88	26,207.00
Total 5120 · Insurance	19,187.90	19,125.51	62.39	19,187.90	19,125.51	62.39	229,507.00
5130 · Licenses, Permits, Subscription							
5160 · Office Supplies	22.17	45.87	-23.70	22.17	45.87	-23.70	550.00
5165 · Postage, Printing, Copies	0.00	39.13	-39.13	0.00	39.13	-39.13	470.00
5170 · Dues & Subscriptions	0.00	175.00	-175.00	0.00	175.00	-175.00	2,100.00
5175 · Storage Unit (offsite)	68.46	70.00	-1.54	68.46	70.00	-1.54	85.00
5180 · Miscellaneous Expense	198.93	83.37	115.56	198.93	83.37	115.56	1,000.00
5200 · Website and Software	0.00	33.37	-33.37	0.00	33.37	-33.37	400.00
Total 5100 · General & Administrative	19,485.73	19,975.24	-489.51	19,485.73	19,975.24	-489.51	239,702.00
5300 · Payroll & Professional Fees							
5320 · Management Company	4,000.00	2,000.00	2,000.00	4,000.00	2,000.00	2,000.00	24,000.00
5340 · Legal	500.00	666.63	-166.63	500.00	666.63	-166.63	8,000.00
5350 · Lic, Permits, and Taxes	0.00	8.37	-8.37	0.00	8.37	-8.37	100.00
Total 5300 · Payroll & Professional Fees	4,500.00	2,675.00	1,825.00	4,500.00	2,675.00	1,825.00	32,100.00
6000 · Building - Exterior/Interior							
6100 · Building Repair, Supply, Maint							
6110 · Maintenance Labor	7,088.00	6,686.63	401.37	7,088.00	6,686.63	401.37	80,240.00
6111 · Janitorial Services	3,328.00	3,705.37	-377.37	3,328.00	3,705.37	-377.37	44,484.00
6112 · General Maintenance Repair	900.00	1,166.63	-266.63	900.00	1,166.63	-266.63	14,000.00
6115 · Maintenance Supplies	1,784.21	916.63	867.58	1,784.21	916.63	867.58	11,000.00
Total 6100 · Building Repair, Supply, Maint	13,100.21	12,475.26	624.95	13,100.21	12,475.26	624.95	149,704.00

Lantana Oceanfront COA Profit & Loss Budget Performance January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
6160 · SA Balconies Expenditures	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
6200 · Roof Repairs	0.00	183.37	-183.37	0.00	183.37	-183.37	2,200.00
6210 · Garage Doors & Openers	250.00	262.50	-12.50	250.00	262.50	-12.50	3,150.00
6410 · Pest Control - Bldg Perimeter	740.00	375.00	365.00	740.00	375.00	365.00	4,500.00
6415 · Rodent Removal / Exclusion	160.00	333.37	-173.37	160.00	333.37	-173.37	4,000.00
6500 · Fire Safety System							
6510 · Fire Alarm Monitor	2,364.49	833.37	1,531.12	2,364.49	833.37	1,531.12	10,000.00
6520 · Fire Pump Maintenance & Repair	0.00	1,250.00	-1,250.00	0.00	1,250.00	-1,250.00	15,000.00
6540 · Fire Extinguisher	0.00	2,083.37	-2,083.37	0.00	2,083.37	-2,083.37	25,000.00
Total 6500 · Fire Safety System	2,364.49	4,166.74	-1,802.25	2,364.49	4,166.74	-1,802.25	50,000.00
6600 · Elevator Contract & Repair							
Total 6000 · Building - Exterior/Interior	5,279.70	1,333.37	3,946.33	5,279.70	1,333.37	3,946.33	16,000.00
Total 7000 · Building - Exterior/Interior	21,894.40	19,546.24	2,348.16	21,894.40	19,546.24	2,348.16	234,554.00
7000 · Grounds, Pool, & Amenities							
7001 · Landscape & Grounds							
7010 · Lawn Service Contract	2,736.00	2,833.37	-97.37	2,736.00	2,833.37	-97.37	34,000.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
7020 · Landscape Improvements	111.00	833.37	-722.37	111.00	833.37	-722.37	10,000.00
7030 · Dune Trimming	0.00	1,875.00	-1,875.00	0.00	1,875.00	-1,875.00	22,500.00
7060 · Irrigation Repairs & Maint.	0.00	300.00	-300.00	0.00	300.00	-300.00	3,600.00
7080 · Fertilizer & Pest Control	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
Total 7001 · Landscape & Grounds	2,847.00	6,341.74	-3,494.74	2,847.00	6,341.74	-3,494.74	76,100.00
7200 · Pool Expenses							
7220 · Pool & Pumphouse Maintenance							
7221 · Pool Repairs & Supplies	0.00	316.63	-316.63	0.00	316.63	-316.63	3,800.00
7240 · Pool Service	660.00	666.63	-6.63	660.00	666.63	-6.63	8,000.00
7220 · Pool & Pumphouse Maintenance - Other	0.00	983.37	-983.37	0.00	983.37	-983.37	11,800.00
Total 7220 · Pool & Pumphouse Maintenance	660.00	1,966.63	-1,306.63	660.00	1,966.63	-1,306.63	23,600.00
Total 7200 · Pool Expenses	660.00	1,966.63	-1,306.63	660.00	1,966.63	-1,306.63	23,600.00
Total 7000 · Grounds, Pool, & Amenities	3,507.00	8,308.37	-4,801.37	3,507.00	8,308.37	-4,801.37	99,700.00
8000 · Utilities							
8010 · Electricity, Gas, Elev/Entry PH	2,363.01	2,583.37	-220.36	2,363.01	2,583.37	-220.36	31,000.00
8030 · Gas	37.66	100.00	-62.34	37.66	100.00	-62.34	1,200.00
8040 · Water & Sewer	4,458.56	4,416.63	41.93	4,458.56	4,416.63	41.93	53,000.00
8060 · Phone - Ofc, Internet, Elevatr	258.52	267.37	-8.85	258.52	267.37	-8.85	3,208.00
8090 · Trash Removal	1,559.84	1,583.37	-23.53	1,559.84	1,583.37	-23.53	19,000.00
Total 8000 · Utilities	8,677.59	8,950.74	-273.15	8,677.59	8,950.74	-273.15	107,408.00
Total 5000 · Operating Expenses	58,064.72	59,455.59	-1,390.87	58,064.72	59,455.59	-1,390.87	713,464.00
5129 · Water Intrusion	4,653.40			4,653.40			
9000 · Reserves Contributions	21,246.72			21,246.72			
9280 · Additional Items Expense	781.96			781.96			
Total Expense	84,746.80	59,455.59	25,291.21	84,746.80	59,455.59	25,291.21	713,464.00
Net Income	-4,940.98	20,891.04	-25,832.02	-4,940.98	20,891.04	-25,832.02	250,696.00

Lantana Oceanfront COA

Balance Sheet

As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	57,700.87
Total 1100 · OPERATING - TDBANK - 7695	57,700.87
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	468,174.72
1250 · Checking - VALLEY - 6632	42,392.70
Total 1200 · RESERVES - TDBank & Valley	510,567.42
Total 1000 · Bank Accounts	568,268.29
Total Checking/Savings	568,268.29
Accounts Receivable	
11000 · Accounts Receivable	8,846.19
Total Accounts Receivable	8,846.19
Other Current Assets	
1300 · A/R Lantana Oceanfront	
1310 · A/R - Monthly Assessments	1,323.31
1320 · A/R - Late Fees & Interest	9.47
Total 1300 · A/R Lantana Oceanfront	1,332.78
1500 · Funds in Transit - Owed to	
1510 · Funds due to Operating	32,334.62
Total 1500 · Funds in Transit - Owed to	32,334.62
Total Other Current Assets	33,667.40
Total Current Assets	610,781.88
TOTAL ASSETS	610,781.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	60,223.32
Total Accounts Payable	60,223.32
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	197,320.42
Total Liabilities	197,320.42

Lantana Oceanfront COA

Balance Sheet

As of January 31, 2024

	<u>Jan 31, 24</u>
Equity	
2500 · Reserves	
2510 · Pooled Reserves	255,769.46
2520 · Assessments - Reserve	476,402.88
2530 · Pooled Interest	8,937.59
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	<u>568,084.82</u>
3900 · Retained Earnings	-149,682.38
Net Income	-4,940.98
Total Equity	<u>413,461.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>610,781.88</u></u>