



# *Dependable Property Management, LLC*

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## **Lantana Oceanfront COA, Inc.**

### MONTHLY REPORTS

April 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

April 2024

	Apr 24
<b>Income</b>	
<b>4000 · Revenues/Income</b>	
4010 · Monthly Maintenance Fees (Op)	55,680.00
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	24,000.00
	24,000.00
<b>Total 4840 · Monthly Reserves Income</b>	24,000.00
4850 · Reserve Interest	1,174.06
4949 · Misc Income	200.00
	200.00
<b>Total 4000 · Revenues/Income</b>	81,054.06
	81,054.06
<b>Total Income</b>	81,054.06
<b>Gross Profit</b>	81,054.06
<b>Expense</b>	
<b>5000 · Operating Expenses</b>	
<b>5100 · General &amp; Administrative</b>	
5120 · Insurance	
5121 · Policy Premium - General/Flood	19,187.90
	19,187.90
<b>Total 5120 · Insurance</b>	19,187.90
5130 · Licenses, Permits, Subscription	375.00
5165 · Postage, Printing, Copies	255.39
5175 · Storage Unit (offsite)	68.46
5180 · Miscellaneous Expense	372.88
	372.88
<b>Total 5100 · General &amp; Administrative</b>	20,259.63
<b>5300 · Payroll &amp; Professional Fees</b>	
5320 · Management Company	2,000.00
	2,000.00
<b>Total 5300 · Payroll &amp; Professional Fees</b>	2,000.00
<b>6000 · Building - Exterior/Interior</b>	
<b>6100 · Building Repair, Supply, Maint</b>	
6110 · Maintenance Labor	6,688.00
6111 · Janitorial Services	3,744.00
6112 · General Maintenance Repair	185.00
6115 · Maintenance Supplies	702.97
	702.97
<b>Total 6100 · Building Repair, Supply, Maint</b>	11,319.97
6200 · Roof Repairs	2,922.42
6410 · Pest Control - Bldg Perimeter	740.00
6415 · Rodent Removal / Exclusion	160.00
<b>6500 · Fire Safety System</b>	
6520 · Fire Pump Maintenance & Repair	4,310.00
	4,310.00
<b>Total 6500 · Fire Safety System</b>	4,310.00
6600 · Elevator Contract & Repair	2,941.50
	2,941.50
<b>Total 6000 · Building - Exterior/Interior</b>	22,393.89
<b>7000 · Grounds, Pool, &amp; Amenities</b>	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	3,226.00
	3,226.00
<b>Total 7001 · Landscape &amp; Grounds</b>	3,226.00

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Accrual Basis

# Lantana Oceanfront COA

## Profit & Loss

April 2024

	<u>Apr 24</u>
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7240 · Pool Service	660.00
Total 7220 · Pool & Pumphouse Maintenance	<u>660.00</u>
Total 7200 · Pool Expenses	<u>660.00</u>
Total 7000 · Grounds, Pool, & Amenities	3,886.00
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	1,702.45
8030 · Gas	40.92
8040 · Water & Sewer	5,568.16
8060 · Phone - Ofc, Internet, Elevatr	259.02
8090 · Trash Removal	1,631.68
Total 8000 · Utilities	<u>9,202.23</u>
Total 5000 · Operating Expenses	57,741.75
5129 · Water Intrusion	19,313.58
9100 · Reserves Interest Contributed	1,174.06
9210 · Pooled Reserve Expense	24,000.00
9245 · Roof Repair/Replace Expense	25,000.62
Total Expense	<u>127,230.01</u>
Net Income	<u><u>-46,175.95</u></u>

**Lantana Oceanfront COA  
Profit & Loss**

January through April 2024

Accrual Basis

	Jan 24	Feb 24	Mar 24	Apr 24	TOTAL
<b>Income</b>					
4000 · Revenues/Income					
4010 · Monthly Maintenance Fees (Op)	55,680.00	55,680.00	55,680.00	55,680.00	222,720.00
4840 · Monthly Reserves Income					
4845 · Monthly Reserves Fees	24,000.00	24,000.00	24,000.00	24,000.00	96,000.00
<b>Total 4840 · Monthly Reserves Income</b>	<b>24,000.00</b>	<b>24,000.00</b>	<b>24,000.00</b>	<b>24,000.00</b>	<b>96,000.00</b>
4850 · Reserve Interest	1,031.10	1,016.15	1,071.58	1,174.06	4,292.89
4949 · Misc Income	0.00	0.00	500.00	200.00	700.00
<b>Total 4000 · Revenues/Income</b>	<b>80,711.10</b>	<b>80,696.15</b>	<b>81,251.58</b>	<b>81,054.06</b>	<b>323,712.89</b>
<b>Total Income</b>	<b>80,711.10</b>	<b>80,696.15</b>	<b>81,251.58</b>	<b>81,054.06</b>	<b>323,712.89</b>
<b>Gross Profit</b>	<b>80,711.10</b>	<b>80,696.15</b>	<b>81,251.58</b>	<b>81,054.06</b>	<b>323,712.89</b>
<b>Expense</b>					
5000 · Operating Expenses					
5100 · General & Administrative					
5110 · Bank Fees	8.27	0.00	0.00	0.00	8.27
5120 · Insurance					
5121 · Policy Premium - General/Flood	19,187.90	19,187.90	19,187.90	19,187.90	76,751.60
<b>Total 5120 · Insurance</b>	<b>19,187.90</b>	<b>19,187.90</b>	<b>19,187.90</b>	<b>19,187.90</b>	<b>76,751.60</b>
5130 · Licenses, Permits, Subscription	22.17	0.00	585.00	375.00	982.17
5180 · Office Supplies	0.00	1,321.08	0.00	0.00	1,321.08
5185 · Postage, Printing, Copies	0.00	0.00	0.00	255.39	255.39
5175 · Storage Unit (offsite)	68.46	68.46	68.46	68.46	273.84
5100 · Miscellaneous Expense	198.93	0.00	37.44	372.88	609.25
<b>Total 5100 · General &amp; Administrative</b>	<b>19,485.73</b>	<b>20,577.44</b>	<b>19,878.80</b>	<b>20,259.63</b>	<b>60,201.60</b>
5300 · Payroll & Professional Fees					
5320 · Management Company	4,000.00	0.00	2,000.00	2,000.00	8,000.00
5340 · Legal	500.00	2,206.25	1,100.00	0.00	3,806.25
<b>Total 5300 · Payroll &amp; Professional Fees</b>	<b>4,500.00</b>	<b>2,206.25</b>	<b>3,100.00</b>	<b>2,000.00</b>	<b>11,806.25</b>
6000 · Building - Exterior/Interior					
6100 · Building Repair, Supply, Maint					
6110 · Maintenance Labor	7,088.00	6,224.00	6,080.00	6,688.00	26,080.00
6111 · Janitorial Services	3,328.00	5,536.00	3,276.00	3,744.00	15,884.00
6112 · General Maintenance Repair	900.00	139.10	400.00	185.00	1,624.10
6115 · Maintenance Supplies	1,784.21	3,067.51	991.02	702.97	6,545.71
<b>Total 6100 · Building Repair, Supply, Maint</b>	<b>13,100.21</b>	<b>14,966.61</b>	<b>10,747.02</b>	<b>11,319.97</b>	<b>50,133.81</b>
6200 · Roof Repairs	0.00	0.00	0.00	2,922.42	2,922.42
6210 · Garage Doors & Openers	260.00	95.00	0.00	0.00	345.00
6410 · Pest Control - Bldg Perimeter	740.00	370.00	0.00	740.00	1,850.00
6415 · Rodent Removal / Exclusion	160.00	160.00	160.00	160.00	640.00
6500 · Fire Safety System					
6510 · Fire Alarm Monitor	2,364.49	230.59	1,125.00	0.00	3,720.08
6520 · Fire Pump Maintenance & Repair	0.00	405.00	0.00	4,310.00	4,715.00
<b>Total 6500 · Fire Safety System</b>	<b>2,364.49</b>	<b>635.59</b>	<b>1,125.00</b>	<b>4,310.00</b>	<b>8,435.08</b>
6600 · Elevator Contract & Repair	5,279.70	912.25	0.00	2,941.50	9,133.45
<b>Total 6000 · Building - Exterior/Interior</b>	<b>21,894.40</b>	<b>17,139.45</b>	<b>12,032.02</b>	<b>22,393.89</b>	<b>73,459.76</b>
7000 · Grounds, Pool, & Amenities					
7001 · Landscape & Grounds					
7010 · Lawn Service Contract	2,736.00	2,736.00	2,736.00	3,226.00	11,434.00
7020 · Landscape Improvements	111.00	0.00	0.00	0.00	111.00
<b>Total 7001 · Landscape &amp; Grounds</b>	<b>2,847.00</b>	<b>2,736.00</b>	<b>2,736.00</b>	<b>3,226.00</b>	<b>11,545.00</b>
7200 · Pool Expenses					
7220 · Pool & Pumphouse Maintenance					
7221 · Pool Repairs & Supplies	0.00	0.00	190.00	0.00	190.00
7240 · Pool Service	660.00	660.00	660.00	660.00	2,640.00
<b>Total 7220 · Pool &amp; Pumphouse Maintenance</b>	<b>660.00</b>	<b>660.00</b>	<b>850.00</b>	<b>660.00</b>	<b>2,830.00</b>
<b>Total 7200 · Pool Expenses</b>	<b>660.00</b>	<b>660.00</b>	<b>850.00</b>	<b>660.00</b>	<b>2,830.00</b>
<b>Total 7000 · Grounds, Pool, &amp; Amenities</b>	<b>3,507.00</b>	<b>3,396.00</b>	<b>3,586.00</b>	<b>3,886.00</b>	<b>14,375.00</b>
8000 · Utilities					
8010 · Electricity, Gas, Elev/Entry PH	2,363.01	2,231.15	2,355.03	1,702.45	8,651.64
8030 · Gas	37.66	40.92	40.92	40.92	160.42
8040 · Water & Sewer	4,458.56	4,991.86	4,743.54	5,568.16	19,762.12
8060 · Phone - Ofc, Internet, Elevatr	258.52	258.61	258.30	259.02	1,034.45
8090 · Trash Removal	1,559.84	1,559.84	1,631.68	1,631.68	6,383.04
<b>Total 8000 · Utilities</b>	<b>8,677.59</b>	<b>9,082.38</b>	<b>9,029.47</b>	<b>8,202.23</b>	<b>35,991.67</b>
<b>Total 5000 · Operating Expenses</b>	<b>58,064.72</b>	<b>52,401.52</b>	<b>47,626.28</b>	<b>57,741.75</b>	<b>215,834.28</b>

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Lantana Oceanfront COA  
Profit & Loss

Accrual Basis

January through April 2024

	Jan 24	Feb 24	Mar 24	Apr 24	TOTAL
5129 · Water Intrusion	4,653.40	0.00	0.00	19,313.58	23,966.98
9100 · Reserves Interest Contributed	1,031.10	1,016.15	1,071.58	1,174.06	4,292.89
9210 · Pooled Reserve Expense	24,000.00	24,000.00	24,000.00	24,000.00	96,000.00
9246 · Roof Repair/Replace Expense	0.00	0.00	14,994.00	25,000.62	39,994.62
9280 · Additional Items Expense	781.96	4,993.63	1,425.13	0.00	7,200.72
<b>Total Expense</b>	<b>88,531.18</b>	<b>82,411.30</b>	<b>89,117.00</b>	<b>127,230.01</b>	<b>387,289.49</b>
<b>Net Income</b>	<b>-7,820.08</b>	<b>-1,715.15</b>	<b>-7,865.42</b>	<b>-46,175.95</b>	<b>-63,576.60</b>

# Lantana Oceanfront COA Profit & Loss Budget Performance April 2024

Accrual Basis

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 - Revenues/Income							
4010 - Monthly Maintenance Fees (Op)	55,680.00	55,680.00	0.00	222,720.00	222,720.00	0.00	668,160.00
4840 - Monthly Reserves Income	24,000.00	24,000.00	0.00	96,000.00	96,000.00	0.00	288,000.00
4845 - Monthly Reserves Fees	24,000.00	24,000.00	0.00	96,000.00	96,000.00	0.00	288,000.00
<b>Total 4840 - Monthly Reserves Income</b>	<b>1,174.06</b>	<b>666.67</b>	<b>507.39</b>	<b>4,292.89</b>	<b>2,666.64</b>	<b>1,626.25</b>	<b>8,000.00</b>
4850 - Reserve Interest	200.00			700.00			
4949 - Misc Income	81,054.06	80,346.67	707.39	323,712.89	321,386.64	2,326.25	964,160.00
<b>Total 4000 - Revenues/Income</b>	<b>81,054.06</b>	<b>80,346.67</b>	<b>707.39</b>	<b>323,712.89</b>	<b>321,386.64</b>	<b>2,326.25</b>	<b>964,160.00</b>
<b>Total Income</b>	<b>81,054.06</b>	<b>80,346.67</b>	<b>707.39</b>	<b>323,712.89</b>	<b>321,386.64</b>	<b>2,326.25</b>	<b>964,160.00</b>
<b>Gross Profit</b>	<b>81,054.06</b>	<b>80,346.67</b>	<b>707.39</b>	<b>323,712.89</b>	<b>321,386.64</b>	<b>2,326.25</b>	<b>964,160.00</b>
<b>Expense</b>							
5000 - Operating Expenses							
5100 - General & Administrative							
5110 - Bank Fees	0.00	20.83	-20.83	8.27	83.36	-75.09	250.00
5115 - Accounting & Audit Fees	0.00	375.00	-375.00	0.00	1,500.00	-1,500.00	4,500.00
5120 - Insurance	19,187.90	16,941.67	2,246.23	76,751.60	67,786.64	8,964.96	203,300.00
5121 - Policy Premium - General/Flood	0.00	2,183.92	-2,183.92	0.00	8,736.64	-8,736.64	26,207.00
5122 - Flood Insurance Premium	19,187.90	19,125.59	62.31	76,751.60	76,502.28	249.32	229,507.00
<b>Total 5120 - Insurance</b>	<b>375.00</b>	<b>45.83</b>	<b>329.17</b>	<b>962.17</b>	<b>183.36</b>	<b>778.81</b>	<b>550.00</b>
5130 - Licenses, Permits, Subscription	0.00	39.17	-39.17	1,321.06	156.64	1,164.44	470.00
5160 - Office Supplies	255.39	175.00	80.39	255.39	700.00	-444.61	2,100.00
5165 - Postage, Printing, Copies	0.00	7.08	-7.08	0.00	28.36	-28.36	85.00
5170 - Dues & Subscriptions	68.46	70.00	-1.54	273.84	280.00	-6.16	840.00
5175 - Storage Unit (offsite)	372.88	83.33	289.55	609.25	333.36	275.89	1,000.00
5180 - Miscellaneous Expense	0.00	33.33	-33.33	0.00	133.36	-133.36	400.00
5200 - Website and Software	20,259.63	19,975.16	284.47	80,201.60	79,900.72	300.88	239,702.00
<b>Total 5100 - General &amp; Administrative</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>0.00</b>	<b>24,000.00</b>
5300 - Payroll & Professional Fees	0.00	666.67	-666.67	3,806.25	2,666.64	1,139.61	8,000.00
5320 - Management Company	0.00	8.33	-8.33	0.00	33.36	-33.36	100.00
5340 - Legal	2,000.00	2,675.00	-675.00	11,806.25	10,700.00	1,106.25	32,100.00
5350 - Lic, Permits, and Taxes	0.00						
<b>Total 5300 - Payroll &amp; Professional Fees</b>	<b>6,688.00</b>	<b>6,686.67</b>	<b>1.33</b>	<b>26,080.00</b>	<b>26,746.64</b>	<b>-666.64</b>	<b>80,240.00</b>
6000 - Building - Exterior/Interior	3,744.00	3,705.33	38.67	15,884.00	14,821.36	1,062.64	44,464.00
6100 - Building Repair, Supply, Maint	185.00	1,166.67	-981.67	1,624.10	4,666.64	-3,042.54	14,000.00
6110 - Maintenance Labor	702.97	916.67	-213.70	6,545.71	3,666.64	2,879.07	11,000.00
6111 - Janitorial Services	11,319.97	12,475.34	-1,155.37	50,133.81	49,901.28	232.53	149,704.00
6112 - General Maintenance Repair	0.00	416.67	-416.67	0.00	1,666.64	-1,666.64	5,000.00
6115 - Maintenance Supplies	2,922.42	183.33	2,739.09	2,922.42	733.36	2,189.06	2,200.00
<b>Total 6100 - Building Repair, Supply, Maint</b>	<b>0.00</b>	<b>262.50</b>	<b>-262.50</b>	<b>3,450.00</b>	<b>1,050.00</b>	<b>2,400.00</b>	<b>3,150.00</b>
6150 - SA Balconies Expenditures	0.00	375.00	-375.00	1,850.00	1,500.00	350.00	4,500.00
6200 - Roof Repairs	160.00	333.33	-173.33	640.00	1,333.36	-693.36	4,900.00
6210 - Garage Doors & Openers	0.00	833.33	-833.33	3,720.08	3,333.36	386.72	10,000.00
6410 - Pest Control - Bldg Perimeter	4,310.00	1,250.00	3,060.00	4,715.00	5,000.00	-285.00	15,000.00
6415 - Rodent Removal/Exclusion	0.00	2,083.33	-2,083.33	0.00	8,333.36	-8,333.36	25,000.00
6500 - Fire Safety System	4,310.00	4,166.66	143.34	8,435.08	16,666.72	-8,231.64	50,000.00
6510 - Fire Alarm Monitor	0.00						
6520 - Fire Pump Maintenance & Repair	0.00						
6540 - Fire Extinguisher	0.00						
<b>Total 6500 - Fire Safety System</b>	<b>4,310.00</b>	<b>4,166.66</b>	<b>143.34</b>	<b>8,435.08</b>	<b>16,666.72</b>	<b>-8,231.64</b>	<b>50,000.00</b>

# Lantana Oceanfront COA Profit & Loss Budget Performance April 2024

Accrual Basis

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
6600 · Elevator Contract & Repair	2,841.50	1,333.33	1,608.17	9,133.45	5,333.36	3,800.09	16,000.00
<b>Total 6000 · Building - Exterior/Interior</b>	<b>22,383.89</b>	<b>19,546.16</b>	<b>2,847.73</b>	<b>73,459.76</b>	<b>78,184.72</b>	<b>-4,724.96</b>	<b>234,654.00</b>
7000 · Grounds, Pool, & Amenities							
7010 · Landscape & Grounds							
7010 · Lawn Service Contract	3,226.00	2,833.33	392.67	11,434.00	11,333.36	100.64	34,000.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
7020 · Landscape Improvements	0.00	833.33	-833.33	111.00	3,333.36	-3,222.36	10,000.00
7030 · Dune Trimming	0.00	1,875.00	-1,875.00	0.00	7,500.00	-7,500.00	22,500.00
7060 · Irrigation Repairs & Maint.	0.00	300.00	-300.00	0.00	1,200.00	-1,200.00	3,600.00
7080 · Fertilizer & Pest Control	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
<b>Total 7001 · Landscape &amp; Grounds</b>	<b>3,226.00</b>	<b>6,341.66</b>	<b>-3,115.66</b>	<b>11,545.00</b>	<b>25,366.72</b>	<b>-13,821.72</b>	<b>76,100.00</b>
7200 · Pool Expenses							
7220 · Pool & Pumphouse Maintenance							
7221 · Pool Repairs & Supplies	0.00	316.67	-316.67	190.00	1,266.64	-1,076.64	3,800.00
7240 · Pool Service	660.00	666.67	-67.67	2,640.00	2,666.64	-26.64	8,000.00
7220 · Pool & Pumphouse Maintenance - Other	0.00	583.33	-583.33	0.00	3,933.36	-3,933.36	11,800.00
<b>Total 7220 · Pool &amp; Pumphouse Maintenance</b>	<b>660.00</b>	<b>1,566.67</b>	<b>-1,306.67</b>	<b>2,630.00</b>	<b>7,866.64</b>	<b>-5,036.64</b>	<b>23,600.00</b>
<b>Total 7200 · Pool Expenses</b>	<b>660.00</b>	<b>1,966.67</b>	<b>-1,306.67</b>	<b>2,830.00</b>	<b>7,866.64</b>	<b>-5,036.64</b>	<b>23,600.00</b>
<b>Total 7000 · Grounds, Pool, &amp; Amenities</b>	<b>3,886.00</b>	<b>8,308.33</b>	<b>-4,422.33</b>	<b>14,375.00</b>	<b>33,233.36</b>	<b>-18,858.36</b>	<b>99,700.00</b>
8000 · Utilities							
8010 · Electricity, Gas, Elev/Entry PH	1,702.45	2,583.33	-880.88	8,651.64	10,333.36	-1,681.72	31,000.00
8030 · Gas	40.92	100.00	-59.08	160.42	400.00	-239.58	1,200.00
8040 · Water & Sewer	5,568.16	4,416.67	1,151.49	19,762.12	17,666.64	2,095.48	53,000.00
8060 · Phone - Ofc, Internet, Elevatr	289.02	267.33	-31.67	1,034.45	1,069.36	-34.91	3,208.00
8080 · Trash Removal	1,631.68	1,583.33	48.35	6,383.04	6,333.36	49.68	19,000.00
<b>Total 8000 · Utilities</b>	<b>9,202.23</b>	<b>8,950.66</b>	<b>251.57</b>	<b>35,991.67</b>	<b>35,802.72</b>	<b>188.95</b>	<b>107,408.00</b>
<b>Total 5000 · Operating Expenses</b>	<b>57,741.75</b>	<b>59,455.31</b>	<b>-1,713.56</b>	<b>215,834.28</b>	<b>237,821.52</b>	<b>-21,987.24</b>	<b>713,464.00</b>
5129 · Water Intrusion	19,313.58		23,986.98				
9100 · Reserves Interest Contributed	1,174.06		4,232.89				
9210 · Pooled Reserve Expense	24,000.00		96,000.00				
9245 · Roof Repair/Replace Expense	25,000.62		39,994.62				
9280 · Additional Items Expense	0.00		7,200.72				
<b>Total Expense</b>	<b>127,230.01</b>	<b>59,455.31</b>	<b>67,774.70</b>	<b>387,289.49</b>	<b>237,821.52</b>	<b>149,467.97</b>	<b>713,464.00</b>
<b>Net Income</b>	<b>-46,175.95</b>	<b>20,891.36</b>	<b>-67,067.31</b>	<b>-63,576.60</b>	<b>83,565.12</b>	<b>-147,141.72</b>	<b>250,666.00</b>

# Lantana Oceanfront COA Profit & Loss by Class

April 2024

	Operating	Reserves	TOTAL
<b>Income</b>			
4000 · Revenues/Income			
4010 · Monthly Maintenance Fees (Op)	55,680.00	0.00	55,680.00
4840 · Monthly Reserves Income			
4845 · Monthly Reserves Fees	0.00	24,000.00	24,000.00
<b>Total 4840 · Monthly Reserves Income</b>	<b>0.00</b>	<b>24,000.00</b>	<b>24,000.00</b>
4850 · Reserve Interest	0.00	1,174.06	1,174.06
4949 · Misc Income	200.00	0.00	200.00
<b>Total 4000 · Revenues/Income</b>	<b>55,880.00</b>	<b>25,174.06</b>	<b>81,054.06</b>
<b>Total Income</b>	<b>55,880.00</b>	<b>25,174.06</b>	<b>81,054.06</b>
<b>Gross Profit</b>	<b>55,880.00</b>	<b>25,174.06</b>	<b>81,054.06</b>
<b>Expense</b>			
5000 · Operating Expenses			
5100 · General & Administrative			
5120 · Insurance			
5121 · Policy Premium - General/Flood	19,187.90	0.00	19,187.90
<b>Total 5120 · Insurance</b>	<b>19,187.90</b>	<b>0.00</b>	<b>19,187.90</b>
5130 · Licenses, Permits, Subscription	375.00	0.00	375.00
5165 · Postage, Printing, Copies	255.39	0.00	255.39
5175 · Storage Unit (offsite)	68.46	0.00	68.46
5180 · Miscellaneous Expense	372.88	0.00	372.88
<b>Total 5100 · General &amp; Administrative</b>	<b>20,259.63</b>	<b>0.00</b>	<b>20,259.63</b>
5300 · Payroll & Professional Fees			
5320 · Management Company	2,000.00	0.00	2,000.00
<b>Total 5300 · Payroll &amp; Professional Fees</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	6,688.00	0.00	6,688.00
6111 · Janitorial Services	3,744.00	0.00	3,744.00
6112 · General Maintenance Repair	185.00	0.00	185.00
6115 · Maintenance Supplies	702.97	0.00	702.97
<b>Total 6100 · Building Repair, Supply, Maint</b>	<b>11,319.97</b>	<b>0.00</b>	<b>11,319.97</b>
6200 · Roof Repairs	2,922.42	0.00	2,922.42
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			
6520 · Fire Pump Maintenance & Repair	4,310.00	0.00	4,310.00
<b>Total 6500 · Fire Safety System</b>	<b>4,310.00</b>	<b>0.00</b>	<b>4,310.00</b>
6600 · Elevator Contract & Repair	2,941.50	0.00	2,941.50
<b>Total 6000 · Building - Exterior/Interior</b>	<b>22,393.89</b>	<b>0.00</b>	<b>22,393.89</b>
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	3,226.00	0.00	3,226.00
<b>Total 7001 · Landscape &amp; Grounds</b>	<b>3,226.00</b>	<b>0.00</b>	<b>3,226.00</b>
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7240 · Pool Service	660.00	0.00	660.00
<b>Total 7220 · Pool &amp; Pumphouse Maintenance</b>	<b>660.00</b>	<b>0.00</b>	<b>660.00</b>
<b>Total 7200 · Pool Expenses</b>	<b>660.00</b>	<b>0.00</b>	<b>660.00</b>
<b>Total 7000 · Grounds, Pool, &amp; Amenities</b>	<b>3,886.00</b>	<b>0.00</b>	<b>3,886.00</b>
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	1,702.45	0.00	1,702.45
8030 · Gas	40.92	0.00	40.92
8040 · Water & Sewer	5,568.16	0.00	5,568.16
8060 · Phone - Ofc, Internet, Elevatr	259.02	0.00	259.02
8090 · Trash Removal	1,631.68	0.00	1,631.68
<b>Total 8000 · Utilities</b>	<b>9,202.23</b>	<b>0.00</b>	<b>9,202.23</b>
<b>Total 5000 · Operating Expenses</b>	<b>57,741.75</b>	<b>0.00</b>	<b>57,741.75</b>
5129 · Water Intrusion	19,313.58	0.00	19,313.58
9100 · Reserves Interest Contributed	0.00	1,174.06	1,174.06
9210 · Pooled Reserve Expense	0.00	24,000.00	24,000.00
9245 · Roof Repair/Replace Expense	0.00	25,000.62	25,000.62
<b>Total Expense</b>	<b>77,055.33</b>	<b>50,174.68</b>	<b>127,230.01</b>
<b>Net Income</b>	<b>-21,175.33</b>	<b>-25,000.62</b>	<b>-46,175.95</b>

Lantana Oceanfront COA

Profit & Loss by Class

January through April 2024

	Operating	Reserves	TOTAL
<b>Income</b>			
4000 · Revenues/Income			
4010 · Monthly Maintenance Fees (Op)	222,720.00	0.00	222,720.00
4840 · Monthly Reserves Income			
4845 · Monthly Reserves Fees	0.00	96,000.00	96,000.00
<b>Total 4840 · Monthly Reserves Income</b>	<b>0.00</b>	<b>96,000.00</b>	<b>96,000.00</b>
4850 · Reserve Interest	0.00	4,292.89	4,292.89
4949 · Misc Income	700.00	0.00	700.00
<b>Total 4000 · Revenues/Income</b>	<b>223,420.00</b>	<b>100,292.89</b>	<b>323,712.89</b>
<b>Total Income</b>	<b>223,420.00</b>	<b>100,292.89</b>	<b>323,712.89</b>
<b>Gross Profit</b>	<b>223,420.00</b>	<b>100,292.89</b>	<b>323,712.89</b>
<b>Expense</b>			
5000 · Operating Expenses			
5100 · General & Administrative			
5110 · Bank Fees	8.27	0.00	8.27
5120 · Insurance			
5121 · Policy Premium - General/Flood	76,751.60	0.00	76,751.60
<b>Total 5120 · Insurance</b>	<b>76,751.60</b>	<b>0.00</b>	<b>76,751.60</b>
5130 · Licenses, Permits, Subscription	982.17	0.00	982.17
5160 · Office Supplies	1,321.08	0.00	1,321.08
5165 · Postage, Printing, Copies	255.39	0.00	255.39
5175 · Storage Unit (offsite)	273.84	0.00	273.84
5180 · Miscellaneous Expense	609.25	0.00	609.25
<b>Total 5100 · General &amp; Administrative</b>	<b>80,201.60</b>	<b>0.00</b>	<b>80,201.60</b>
5300 · Payroll & Professional Fees			
5320 · Management Company	8,000.00	0.00	8,000.00
5340 · Legal	3,806.25	0.00	3,806.25
<b>Total 5300 · Payroll &amp; Professional Fees</b>	<b>11,806.25</b>	<b>0.00</b>	<b>11,806.25</b>
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	26,080.00	0.00	26,080.00
6111 · Janitorial Services	15,884.00	0.00	15,884.00
6112 · General Maintenance Repair	1,624.10	0.00	1,624.10
6115 · Maintenance Supplies	6,545.71	0.00	6,545.71
<b>Total 6100 · Building Repair, Supply, Maint</b>	<b>50,133.81</b>	<b>0.00</b>	<b>50,133.81</b>
6200 · Roof Repairs	2,922.42	0.00	2,922.42
6210 · Garage Doors & Openers	345.00	0.00	345.00
6410 · Pest Control - Bldg Perimeter	1,850.00	0.00	1,850.00
6415 · Rodent Removal / Exclusion	640.00	0.00	640.00
6500 · Fire Safety System			
6510 · Fire Alarm Monitor	3,720.08	0.00	3,720.08
6520 · Fire Pump Maintenance & Repair	4,715.00	0.00	4,715.00
<b>Total 6500 · Fire Safety System</b>	<b>8,435.08</b>	<b>0.00</b>	<b>8,435.08</b>
6600 · Elevator Contract & Repair	9,133.45	0.00	9,133.45
<b>Total 6000 · Building - Exterior/Interior</b>	<b>73,459.76</b>	<b>0.00</b>	<b>73,459.76</b>
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	11,434.00	0.00	11,434.00
7020 · Landscape Improvements	111.00	0.00	111.00
<b>Total 7001 · Landscape &amp; Grounds</b>	<b>11,545.00</b>	<b>0.00</b>	<b>11,545.00</b>
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7221 · Pool Repairs & Supplies	190.00	0.00	190.00
7240 · Pool Service	2,640.00	0.00	2,640.00
<b>Total 7220 · Pool &amp; Pumphouse Maintenance</b>	<b>2,830.00</b>	<b>0.00</b>	<b>2,830.00</b>
<b>Total 7200 · Pool Expenses</b>	<b>2,830.00</b>	<b>0.00</b>	<b>2,830.00</b>
<b>Total 7000 · Grounds, Pool, &amp; Amenities</b>	<b>14,375.00</b>	<b>0.00</b>	<b>14,375.00</b>
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	8,651.64	0.00	8,651.64
8030 · Gas	160.42	0.00	160.42
8040 · Water & Sewer	19,762.12	0.00	19,762.12
8060 · Phone - Ofc, Internet, Elevatr	1,034.45	0.00	1,034.45
8090 · Trash Removal	6,383.04	0.00	6,383.04
<b>Total 8000 · Utilities</b>	<b>35,991.67</b>	<b>0.00</b>	<b>35,991.67</b>
<b>Total 5000 · Operating Expenses</b>	<b>215,834.28</b>	<b>0.00</b>	<b>215,834.28</b>

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Accrual Basis

# Lantana Oceanfront COA

## Profit & Loss by Class

January through April 2024

	<u>Operating</u>	<u>Reserves</u>	<u>TOTAL</u>
5129 - Water Intrusion	23,966.98	0.00	23,966.98
9100 - Reserves Interest Contributed	0.00	4,292.89	4,292.89
9210 - Pooled Reserve Expense	0.00	96,000.00	96,000.00
9246 - Roof Repair/Replace Expense	0.00	39,994.62	39,994.62
9280 - Additional Items Expense	0.00	7,200.72	7,200.72
<b>Total Expense</b>	<b>239,801.26</b>	<b>147,488.23</b>	<b>387,289.49</b>
<b>Net Income</b>	<b>-16,381.26</b>	<b>-47,196.34</b>	<b>-63,576.60</b>

## Lantana Oceanfront COA

## Balance Sheet

As of April 30, 2024

	Apr 30, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	120,568.49
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	470,943.16
1250 · Checking - VALLEY - 6632	42,886.05
<b>Total 1200 · RESERVES - TDBank &amp; Valley</b>	<b>513,829.21</b>
<b>Total 1000 · Bank Accounts</b>	<b>634,397.70</b>
<b>Total Checking/Savings</b>	<b>634,397.70</b>
<b>Accounts Receivable</b>	
11000 · Accounts Receivable	30,000.19
<b>Total Accounts Receivable</b>	<b>30,000.19</b>
<b>Other Current Assets</b>	
1300 · A/R Lantana Oceanfront	
1310 · A/R - Monthly Assessments	1,323.31
1320 · A/R - Late Fees & Interest	9.47
<b>Total 1300 · A/R Lantana Oceanfront</b>	<b>1,332.78</b>
1500 · Funds In Transit - Owed to	
1510 · Funds due to Operating	-47,328.62
1530 · Funds due to Reserve Fund	-42,493.44
<b>Total 1500 · Funds in Transit - Owed to</b>	<b>-89,822.06</b>
<b>Total Other Current Assets</b>	<b>-88,489.28</b>
<b>Total Current Assets</b>	<b>575,908.61</b>
<b>TOTAL ASSETS</b>	<b>575,908.61</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · A/P - Master Accounts Payable	61,180.61
<b>Total Accounts Payable</b>	<b>61,180.61</b>
<b>Other Current Liabilities</b>	
2300 · Liabilities	
2370 · Prepaid Assessments	12,938.82
2375 · Special Assessment PPD	743.55
2380 · Funds Due to/from Oper Fund	163,409.35
<b>Total 2300 · Liabilities</b>	<b>177,091.72</b>
<b>Total Other Current Liabilities</b>	<b>177,091.72</b>
<b>Total Current Liabilities</b>	<b>238,272.33</b>
<b>Total Liabilities</b>	<b>238,272.33</b>

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Accrual Basis

# Lantana Oceanfront COA

## Balance Sheet

As of April 30, 2024

	<u>Apr 30, 24</u>
Equity	
2500 · Reserves	
2510 · Pooled Reserves	255,769.46
2520 · Assessments - Reserve	476,402.88
2530 · Pooled Interest	13,230.48
2545 · Roof Repair / Replacement	-114,354.62
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>532,383.09</u>
3900 · Retained Earnings	-131,170.21
Net Income	-63,576.60
Total Equity	<u>337,636.28</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>575,908.61</u></b>