



Dependable Property Management, LLC

*2194 Highway A1A, Suite 209
Indian Harbour Beach, FL 32937
(321) 773-4033 OFC (321) 508-5431 Cell/Txt/Emrg
angela@dependableproperty.com*

Lantana Oceanfront COA, Inc.

MONTHLY REPORTS

August 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
 August 2024

	Aug 24
Income	
4000 · Revenues/Income	
4010 · Monthly Maintenance Fees (Op)	31,680.00
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	24,000.00
	24,000.00
Total 4840 · Monthly Reserves Income	24,000.00
4850 · Reserve Interest	936.93
4000 · Revenues/Income - Other	75.00
	56,691.93
Total 4000 · Revenues/Income	56,691.93
Total Income	56,691.93
Gross Profit	56,691.93
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5120 · Insurance	
5121 · Policy Premium - General/Flood	19,187.90
	19,187.90
Total 5120 · Insurance	19,187.90
5175 · Storage Unit (offsite)	68.51
	19,256.41
Total 5100 · General & Administrative	19,256.41
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	6,688.00
6111 · Janitorial Services	3,536.00
6112 · General Maintenance Repair	530.00
6115 · Maintenance Supplies	1,275.25
	12,029.25
Total 6100 · Building Repair, Supply, Maint	12,029.25
6415 · Rodent Removal / Exclusion	160.00
6500 · Fire Safety System	
6520 · Fire Pump Maintenance & Repair	2,492.46
	2,492.46
Total 6500 · Fire Safety System	2,492.46
Total 6000 · Building - Exterior/Interior	14,681.71
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
7060 · Irrigation Repairs & Maint.	110.00
	2,846.00
Total 7001 · Landscape & Grounds	2,846.00
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7221 · Pool Repairs & Supplies	1,144.00
7240 · Pool Service	660.00
	1,804.00
Total 7220 · Pool & Pumphouse Maintenance	1,804.00
Total 7200 · Pool Expenses	1,804.00
Total 7000 · Grounds, Pool, & Amenities	4,650.00

Lantana Oceanfront COA

Profit & Loss

August 2024

	<u>Aug 24</u>
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	1,521.17
8030 · Gas	40.92
8040 · Water & Sewer	4,455.48
8060 · Phone - Ofc, Internet, Elevatr	258.37
8090 · Trash Removal	1,631.68
	<hr/>
Total 8000 · Utilities	7,907.62
	<hr/>
Total 5000 · Operating Expenses	46,495.74
	<hr/>
9215 · Building Painting	47,000.00
	<hr/>
Total Expense	93,495.74
	<hr/>
Net Income	<u><u>-36,803.81</u></u>

Lantana Oceanfront COA
Profit & Loss YTD by Month

January through August 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	TOTAL
Income									
4000 · Revenues/Income									
4010 · Monthly Maintenance Fees (Op)	55,680.00	55,680.00	55,680.00	55,680.00	55,680.00	31,680.00	31,880.00	31,680.00	373,440.00
4060 · Late & Interest Charges	0.00	0.00	0.00	0.00	8,818.44	780.10	0.00	0.00	9,598.54
4200 · Collection Fee	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	450.00
4840 · Monthly Reserves Income									
4845 · Monthly Reserves Fees	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	192,000.00
Total 4840 · Monthly Reserves Income	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	192,000.00
4850 · Reserve Interest	1,031.10	1,016.15	1,071.58	1,174.06	1,074.74	1,049.81	1,033.08	936.93	8,387.53
4949 · Misc Income	0.00	0.00	500.00	200.00	140.00	200.00	0.00	0.00	1,040.00
4000 · Revenues/Income - Other	0.00	0.00	0.00	0.00	78.21	43.45	0.00	75.00	196.66
Total 4000 · Revenues/Income	80,711.10	80,696.15	81,251.58	81,054.06	89,791.39	58,203.46	58,713.06	58,691.93	585,112.73
Total Income	80,711.10	80,696.15	81,251.58	81,054.06	89,791.39	58,203.46	58,713.06	58,691.93	585,112.73
Gross Profit	80,711.10	80,696.15	81,251.58	81,054.06	89,791.39	58,203.46	58,713.06	58,691.93	585,112.73
Expense									
5000 · Operating Expenses									
5100 · General & Administrative									
5110 · Bank Fees	8.27	0.00	0.00	0.00	0.00	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	19,187.90	19,187.90	19,187.90	19,187.90	153,503.20
5127 · Ins Event - APR23 Lightning									
5127.2 · Ins Claim Settlement CK APR23	0.00	0.00	0.00	0.00	0.00	-12,968.05	0.00	0.00	-12,968.05
Total 5127 · Ins Event - APR23 Lightning	0.00	0.00	0.00	0.00	0.00	-12,968.05	0.00	0.00	-12,968.05
5217 · Insurance Event 01JAN24	4,853.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,853.40
5218 · Insurance Event 01APR2024	0.00	0.00	0.00	19,313.58	0.00	1,827.24	1,827.24	0.00	22,968.06
Total 5120 · Insurance	23,841.30	19,187.90	19,187.90	38,501.48	19,187.90	8,047.99	21,015.14	19,187.90	168,156.61
5130 · Licenses, Permits, Subscription	22.17	0.00	685.00	375.00	350.00	1,459.39	0.00	0.00	2,791.56
5160 · Office Supplies	0.00	1,321.08	0.00	0.00	0.00	182.27	328.00	0.00	1,831.35
5165 · Postage, Printing, Copies	0.00	0.00	0.00	255.39	0.00	83.59	0.00	0.00	338.98
5175 · Storage Unit (offsite)	68.46	68.46	68.46	68.46	68.46	68.51	68.51	68.51	547.83
5180 · Miscellaneous Expense	198.93	0.00	37.44	372.98	59.64	649.10	399.20	0.00	1,717.19
Total 5100 · General & Administrative	24,139.13	20,577.44	19,878.80	39,573.21	19,666.00	10,499.95	21,810.85	19,256.41	175,391.79
5300 · Payroll & Professional Fees									
5320 · Management Company	4,000.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	4,000.00	0.00	16,000.00
5340 · Legal	1,050.00	2,208.26	1,100.00	0.00	276.04	0.00	276.00	0.00	4,907.29
Total 5300 · Payroll & Professional Fees	5,050.00	2,208.26	3,100.00	2,000.00	2,276.04	2,000.00	4,276.00	0.00	20,907.29
6000 · Building - Exterior/Interior									
6100 · Building Repair, Supply, Maint									
6110 · Maintenance Labor	7,088.00	6,224.00	6,080.00	6,688.00	3,744.00	1,800.00	13,072.00	6,688.00	51,184.00
6111 · Janitorial Services	3,328.00	5,536.00	3,276.00	3,744.00	6,992.00	0.00	6,240.00	3,536.00	32,652.00
6112 · General Maintenance Repair	900.00	139.10	400.00	185.00	521.00	1,485.00	678.00	630.00	4,838.10
6115 · Maintenance Supplies	1,784.21	3,067.51	991.02	702.97	2,079.81	622.17	2,443.11	1,275.25	12,968.05
Total 6100 · Building Repair, Supply, Maint	13,100.21	14,968.61	10,747.02	11,319.97	13,336.81	3,707.17	22,433.11	12,026.25	101,840.16
6200 · Roof Repairs	0.00	0.00	0.00	2,922.42	0.00	0.00	0.00	0.00	2,922.42
6210 · Garage Doors & Openers	250.00	95.00	0.00	0.00	500.00	0.00	0.00	0.00	845.00
6410 · Pest Control - Bldg Perimeter	740.00	370.00	0.00	740.00	0.00	370.00	740.00	0.00	2,660.00
6415 · Rodent Removal / Exclusion	160.00	160.00	160.00	160.00	160.00	160.00	435.00	160.00	1,655.00
6500 · Fire Safety System									
6510 · Fire Alarm Monitor	2,384.49	230.59	1,125.00	0.00	0.00	300.00	0.00	0.00	4,020.08
6520 · Fire Pump Maintenance & Repair	0.00	405.00	0.00	4,310.00	0.00	0.00	300.00	2,492.46	7,597.46
6500 · Fire Safety System - Other	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	6,000.00
Total 6500 · Fire Safety System	2,384.49	635.59	1,125.00	4,310.00	0.00	6,300.00	300.00	2,492.46	17,527.54
6600 · Elevator Contract & Repair	6,279.70	912.25	0.00	2,941.50	2,225.00	0.00	4,447.83	0.00	15,806.28
Total 6000 · Building - Exterior/Interior	21,894.40	17,139.45	12,032.02	22,393.89	16,221.81	10,537.17	28,355.94	14,691.71	143,256.39
7000 · Grounds, Pool, & Amenities									
7001 · Landscape & Grounds									
7010 · Lawn Service Contract	2,736.00	2,736.00	2,736.00	3,226.00	2,736.00	2,736.00	2,736.00	2,736.00	22,378.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	0.00	2,400.00
7020 · Landscape Improvements	111.00	0.00	0.00	0.00	445.85	0.00	0.00	0.00	556.85
7060 · Irrigation Repairs & Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	110.00
Total 7001 · Landscape & Grounds	2,847.00	2,736.00	2,736.00	3,226.00	3,181.85	2,736.00	5,136.00	2,846.00	25,444.85
7200 · Pool Expenses									
7220 · Pool & Pumphouse Maintenance									
7221 · Pool Repairs & Supplies	0.00	0.00	190.00	0.00	0.00	1,148.00	0.00	1,144.00	2,482.00
7240 · Pool Service	680.00	660.00	680.00	680.00	680.00	660.00	660.00	660.00	5,280.00
7220 · Pool & Pumphouse Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	110.00
Total 7220 · Pool & Pumphouse Maintenance	680.00	660.00	850.00	680.00	680.00	1,808.00	770.00	1,804.00	7,872.00
Total 7200 · Pool Expenses	680.00	660.00	850.00	680.00	680.00	1,808.00	770.00	1,804.00	7,872.00
Total 7000 · Grounds, Pool, & Amenities	3,527.00	3,396.00	3,586.00	3,886.00	3,841.85	4,544.00	5,906.00	4,650.00	33,316.85
8000 · Utilities									
8010 · Electricity, Gas, Elev/Entry PH	2,363.01	2,231.15	2,355.03	1,702.45	1,780.91	1,736.75	1,478.35	1,521.17	15,168.82
8030 · Gas	37.66	40.92	40.92	40.92	40.92	40.92	40.92	40.92	324.10
8040 · Water & Sewer	4,458.56	4,991.86	4,743.64	5,568.16	4,868.38	4,918.78	5,264.49	4,455.43	39,265.25
8060 · Phone - Ofc, Internet, Elevatr	258.52	258.61	258.30	259.02	258.85	258.43	258.75	258.37	2,068.85
8090 · Trash Removal	1,559.84	1,559.84	1,631.68	1,631.68	1,631.68	1,631.68	1,631.68	1,631.68	12,909.76
Total 8000 · Utilities	8,677.59	9,082.38	9,029.47	9,202.23	8,580.74	8,586.56	8,674.19	7,907.02	69,740.78
Total 6000 · Operating Expenses	63,268.12	52,401.52	47,826.29	77,055.33	50,586.44	38,157.68	69,021.98	48,495.74	442,613.10
9100 · Reserve Interest Contributed	1,031.10	1,016.15	1,071.58	1,174.06	-1,074.74	0.00	0.00	0.00	3,218.15
9215 · Building Painting	0.00	0.00	0.00	0.00	23,500.00	70,500.00	47,000.00	0.00	164,500.00
9245 · Roof Repair/Replace Expense	0.00	0.00	14,964.00	0.00	0.00	34,975.38	0.00	0.00	49,939.38
9280 · Additional Items Expense	781.96	4,993.63	1,425.13	0.00	26,160.67	0.00	3,196.00	0.00	36,557.39
9291 · Doors - Common Expense	0.00	0.00	0.00	0.00	10,187.00	0.00	0.00	0.00	10,187.00
Total Expense	65,091.18	58,411.30	65,117.00	78,229.39	109,359.37	94,633.06	142,717.99	93,405.74	707,045.02
Net Income	15,629.92	22,284.85	16,134.58	2,824.67	-19,567.98	-36,429.60	-86,004.92	-36,803.81	-121,932.29

Lantana Oceanfront COA
Profit & Loss Budget Performance
 August 2024

	Aug 24	Budget	\$ Over Budget	Jan - Aug 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 - Revenues/Income							
4010 - Monthly Maintenance Fees (Op)	31,680.00	55,680.00	-24,000.00	373,440.00	445,440.00	-72,000.00	668,160.00
4060 - Late & Interest Charges	0.00			9,598.54			
4200 - Collection Fee	0.00			450.00			
4840 - Monthly Reserves Income	24,000.00	24,000.00	0.00	192,000.00	192,000.00	0.00	288,000.00
4845 - Monthly Reserves Fees							
Total 4840 - Monthly Reserves Income	24,000.00	24,000.00	0.00	192,000.00	192,000.00	0.00	288,000.00
4850 - Reserve Interest	936.93	666.67	270.26	8,387.53	5,333.32	3,054.21	8,000.00
4949 - Misc Income	0.00			1,040.00			
4000 - Revenues/Income - Other	75.00			196.66			
Total 4000 - Revenues/Income	56,691.93	80,346.67	-23,654.74	585,112.73	642,773.32	-57,660.59	964,160.00
Total Income	56,691.93	80,346.67	-23,654.74	585,112.73	642,773.32	-57,660.59	964,160.00
Gross Profit	56,691.93	80,346.67	-23,654.74	585,112.73	642,773.32	-57,660.59	964,160.00
Expense							
5000 - Operating Expenses							
5100 - General & Administrative							
5110 - Bank Fees	0.00	20.83	-20.83	8.27	166.68	-158.41	250.00
5115 - Accounting & Audit Fees	0.00	375.00	-375.00	0.00	3,000.00	-3,000.00	4,500.00
5120 - Insurance							
5121 - Policy Premium - General/Flood	19,187.90	16,941.67	2,246.23	153,503.20	135,533.32	17,969.88	203,300.00
5122 - Flood Insurance Premium	0.00	2,183.92	-2,183.92	0.00	17,471.32	-17,471.32	26,207.00
5127 - Ins Event - APR23 Lightning							
5127.2 - Ins Claim Settlement CK APR23	0.00			-12,968.05			
Total 5127 - Ins Event - APR23 Lightning	0.00	-12,968.05	12,968.05	-12,968.05	0.00	12,968.05	0.00
5217 - Insurance Event 01JAN24	0.00	4,653.40	-4,653.40				
5218 - Insurance Event 01APR2024	0.00	22,968.06	-22,968.06				
Total 5120 - Insurance	19,187.90	19,125.59	62.31	168,156.61	153,004.64	15,151.97	229,507.00
5130 - Licenses, Permits, Subscription	0.00	45.83	-45.83	2,791.56	366.68	2,424.88	550.00
5160 - Office Supplies	0.00	39.17	-39.17	1,831.35	313.32	1,518.03	470.00
5165 - Postage, Printing, Copies	0.00	175.00	-175.00	338.98	1,400.00	-1,061.02	2,100.00
5170 - Dues & Subscriptions	0.00	7.08	-7.08	0.00	56.68	-56.68	85.00
5175 - Storage Unit (offsite)	68.51	70.00	-1.49	547.83	560.00	-12.17	840.00
5180 - Miscellaneous Expense	0.00	83.33	-83.33	1,717.19	666.68	1,050.51	1,000.00
5200 - Website and Software	0.00	33.33	-33.33	0.00	266.68	-266.68	400.00
Total 5100 - General & Administrative	19,256.41	19,975.16	-718.75	175,391.79	159,801.36	15,590.43	239,702.00
5300 - Payroll & Professional Fees							
5320 - Management Company	0.00	2,000.00	-2,000.00	16,000.00	16,000.00	0.00	24,000.00
5340 - Legal	0.00	666.67	-666.67	4,907.29	5,333.32	-426.03	8,000.00
5350 - Lic, Permits, and Taxes	0.00	8.33	-8.33	0.00	66.68	-66.68	100.00
Total 5300 - Payroll & Professional Fees	0.00	2,675.00	-2,675.00	20,907.29	21,400.00	-492.71	32,100.00

Lantana Oceanfront COA
Profit & Loss Budget Performance
August 2024

	Aug 24	Budget	\$ Over Budget	Jan - Aug 24	YTD Budget	\$ Over Budget	Annual Budget
6000 - Building - Exterior/Interior							
6100 - Building Repair, Supply, Maint							
6110 - Maintenance Labor	6,688.00	6,686.67	1.33	51,184.00	53,493.32	-2,309.32	80,240.00
6111 - Janitorial Services	3,536.00	3,705.33	-169.33	32,652.00	29,642.68	3,009.32	44,464.00
6112 - General Maintenance Repair	530.00	1,166.67	-636.67	4,838.10	9,333.32	-4,495.22	14,000.00
6115 - Maintenance Supplies	1,275.25	916.67	358.58	12,966.05	7,333.32	5,632.73	11,000.00
Total 6100 - Building Repair, Supply, Maint	12,029.25	12,475.34	-446.09	101,640.15	99,802.64	1,837.51	149,704.00
6150 - SA Balconies Expenditures	0.00	416.67	-416.67	0.00	3,333.32	-3,333.32	5,000.00
6200 - Roof Repairs	0.00	183.33	-183.33	2,922.42	1,466.68	1,455.74	2,200.00
6210 - Garage Doors & Openers	0.00	262.50	-262.50	845.00	2,100.00	-1,255.00	3,150.00
6410 - Pest Control - Bldg Perimeter	0.00	375.00	-375.00	2,960.00	3,000.00	-40.00	4,500.00
6415 - Rodent Removal / Exclusion	160.00	333.33	-173.33	1,555.00	2,666.68	-1,111.68	4,000.00
6500 - Fire Safety System	0.00	833.33	-833.33	4,020.08	6,666.68	-2,646.60	10,000.00
6510 - Fire Alarm Monitor	2,492.46	1,250.00	1,242.46	7,507.46	10,000.00	-2,492.54	15,000.00
6520 - Fire Pump Maintenance & Repair	0.00	2,083.33	-2,083.33	0.00	16,666.68	-16,666.68	25,000.00
6540 - Fire Extinguisher	0.00			6,000.00			
6500 - Fire Safety System - Other	2,492.46	4,166.66	-1,674.20	17,527.54	33,333.36	-15,805.82	50,000.00
Total 6500 - Fire Safety System	0.00	1,333.33	-1,333.33	15,806.28	10,666.68	5,139.60	16,000.00
6600 - Elevator Contract & Repair	14,681.71	19,546.16	-4,864.45	143,256.39	156,369.36	-13,112.97	234,554.00
Total 6000 - Building - Exterior/Interior							
7000 - Grounds, Pool, & Amenities							
7001 - Landscape & Grounds							
7010 - Lawn Service Contract	2,736.00	2,833.33	-97.33	22,378.00	22,666.68	-288.68	34,000.00
7015 - Tree Trim, Shrubs, & Sea Grapes	0.00	250.00	-250.00	2,400.00	2,000.00	400.00	3,000.00
7020 - Landscape Improvements	0.00	833.33	-833.33	556.85	6,666.68	-6,109.83	10,000.00
7030 - Dune Trimming	0.00	1,875.00	-1,875.00	0.00	15,000.00	-15,000.00	22,500.00
7060 - Irrigation Repairs & Maint.	110.00	300.00	-190.00	110.00	2,400.00	-2,290.00	3,600.00
7080 - Fertilizer & Pest Control	0.00	250.00	-250.00	0.00	2,000.00	-2,000.00	3,000.00
Total 7001 - Landscape & Grounds	2,846.00	6,341.66	-3,495.66	25,444.85	50,733.36	-25,288.51	76,100.00
7200 - Pool Expenses							
7220 - Pool & Pumphouse Maintenance							
7221 - Pool Repairs & Supplies	1,144.00	316.67	827.33	2,482.00	2,533.32	-51.32	3,800.00
7240 - Pool Service	660.00	666.67	-6.67	5,280.00	5,333.32	-53.32	8,000.00
7220 - Pool & Pumphouse Maintenance - Other	0.00	983.33	-983.33	110.00	7,866.68	-7,756.68	11,800.00
Total 7220 - Pool & Pumphouse Maintenance	1,804.00	1,966.67	-162.67	7,872.00	15,733.32	-7,861.32	23,600.00
Total 7200 - Pool Expenses	1,804.00	1,966.67	-162.67	7,872.00	15,733.32	-7,861.32	23,600.00
Total 7000 - Grounds, Pool, & Amenities	4,650.00	8,308.33	-3,658.33	33,316.85	66,466.68	-33,149.83	99,700.00

Lantana Oceanfront COA
Profit & Loss Budget Performance
August 2024

	Aug 24	Budget	\$ Over Budget	Jan - Aug 24	YTD Budget	\$ Over Budget	Annual Budget
8000 - Utilities							
8010 - Electricity, Gas, Elev/Entry PH	1,521.17	2,583.33	-1,062.16	15,168.82	20,666.68	-5,497.86	31,000.00
8030 - Gas	40.92	100.00	-59.08	324.10	800.00	-475.90	1,200.00
8040 - Water & Sewer	4,455.48	4,416.67	38.81	39,269.25	35,333.32	3,935.93	53,000.00
8060 - Phone - Ofc, Internet, Elevatr	258.37	267.33	-8.96	2,068.85	2,136.68	-69.83	3,208.00
8090 - Trash Removal	1,631.68	1,583.33	48.35	12,909.76	12,666.68	243.08	19,000.00
Total 8000 - Utilities	7,907.62	8,950.66	-1,043.04	69,740.78	71,605.36	-1,864.58	107,468.00
Total 5000 - Operating Expenses	46,495.74	59,455.31	-12,959.57	442,613.10	475,642.76	-33,029.66	713,464.00
9100 - Reserves Interest Contributed	0.00			3,218.15			
9215 - Building Painting	47,000.00			164,500.00			
9245 - Roof Repair/Replace Expense	0.00			49,969.38			
9280 - Additional Items Expense	0.00			36,557.39			
9291 - Doors - Common Expense	0.00			10,187.00			
Total Expense	93,495.74	59,455.31	34,040.43	707,045.02	475,642.76	231,402.26	713,464.00
Net Income	-36,803.81	20,891.36	-57,695.17	-121,932.29	167,130.56	-289,062.85	250,696.00

Lantana Oceanfront COA
Profit & Loss by Class

August 2024

Accrual Basis

	Catastrophic Loss		Operating		Reserves		TOTAL	
	Aug 24	Jan - Aug 24	Aug 24	Jan - Aug 24	Aug 24	Jan - Aug 24	Aug 24	Jan - Aug 24
Income								
4000 · Revenues/Income								
4010 · Monthly Maintenance Fees (Op)	0.00	0.00	31,680.00	373,440.00	0.00	0.00	31,680.00	373,440.00
4060 · Late & Interest Charges	0.00	0.00	0.00	9,598.54	0.00	0.00	0.00	9,598.54
4200 · Collection Fee	0.00	0.00	0.00	450.00	0.00	0.00	0.00	450.00
4840 · Monthly Reserves Income								
4846 · Monthly Reserves Fees	0.00	0.00	0.00	0.00	24,000.00	192,000.00	24,000.00	192,000.00
Total 4840 · Monthly Reserves Income	0.00	0.00	0.00	0.00	24,000.00	192,000.00	24,000.00	192,000.00
4850 · Reserve Interest	0.00	0.00	0.00	0.00	936.93	8,387.53	936.93	8,387.53
4949 · Misc Income	0.00	0.00	0.00	1,040.00	0.00	0.00	0.00	1,040.00
4000 · Revenues/Income - Other	0.00	0.00	76.00	196.66	0.00	0.00	75.00	196.66
Total 4000 · Revenues/Income	0.00	0.00	31,756.00	384,725.20	24,936.93	200,387.53	56,691.93	585,112.73
Total Income	0.00	0.00	31,756.00	384,725.20	24,936.93	200,387.53	56,691.93	585,112.73
Gross Profit	0.00	0.00	31,756.00	384,725.20	24,936.93	200,387.53	56,691.93	585,112.73
Expense								
5000 · Operating Expenses								
5100 · General & Administrative								
5110 · Bank Fees	0.00	0.00	0.00	8.27	0.00	0.00	0.00	8.27
5120 · Insurance								
5121 · Polty Premium - General/Flood	0.00	0.00	19,187.90	163,603.20	0.00	0.00	19,187.90	163,603.20
5127 · Ins Event - APR23 Lightning								
5127.2 · Ins Claim Settlement CK APR23	0.00	0.00	0.00	-12,968.05	0.00	0.00	0.00	-12,968.05
Total 5127 · Ins Event - APR23 Lightning	0.00	0.00	0.00	-12,968.05	0.00	0.00	0.00	-12,968.05
5217 · Insurance Event 01JAN24	0.00	4,653.40	0.00	0.00	0.00	0.00	0.00	4,653.40
5218 · Insurance Event 01APR2024	0.00	22,988.08	0.00	0.00	0.00	0.00	0.00	22,988.08
Total 5120 · Insurance	0.00	27,621.46	19,187.90	140,535.15	0.00	0.00	19,187.90	168,166.61
5130 · Licenses, Permits, Subscription	0.00	0.00	0.00	2,791.56	0.00	0.00	0.00	2,791.56
5160 · Office Supplies	0.00	0.00	0.00	1,831.35	0.00	0.00	0.00	1,831.35
5165 · Postage, Printing, Copies	0.00	0.00	0.00	338.98	0.00	0.00	0.00	338.98
5178 · Storage Unit (offsite)	0.00	0.00	68.51	647.83	0.00	0.00	68.51	647.83
5180 · Miscellaneous Expense	0.00	0.00	0.00	1,717.19	0.00	0.00	0.00	1,717.19
Total 5100 · General & Administrative	0.00	27,621.46	19,256.41	147,770.33	0.00	0.00	19,256.41	175,391.79
5300 · Payroll & Professional Fees								
5320 · Management Company	0.00	0.00	0.00	16,000.00	0.00	0.00	0.00	16,000.00
5340 · Legal	0.00	0.00	0.00	4,907.29	0.00	0.00	0.00	4,907.29
Total 5300 · Payroll & Professional Fees	0.00	0.00	0.00	20,907.29	0.00	0.00	0.00	20,907.29
6000 · Building - Exterior/Interior								
6100 · Building Repair, Supply, Maint								
6110 · Maintenance Labor	0.00	0.00	6,688.00	51,104.00	0.00	0.00	6,688.00	51,184.00
6111 · Janitorial Services	0.00	0.00	3,536.00	32,852.00	0.00	0.00	3,536.00	32,852.00
6112 · General Maintenance Repair	0.00	0.00	530.00	4,838.10	0.00	0.00	530.00	4,838.10
6116 · Maintenance Supplies	0.00	0.00	1,275.25	12,968.05	0.00	0.00	1,275.25	12,968.05
Total 6100 · Building Repair, Supply, Maint	0.00	0.00	12,029.25	101,640.15	0.00	0.00	12,029.25	101,640.15
6200 · Roof Repairs	0.00	0.00	0.00	2,922.42	0.00	0.00	0.00	2,922.42
6210 · Garage Doors & Openers	0.00	0.00	0.00	845.00	0.00	0.00	0.00	845.00
6410 · Pest Control - Bldg Perimeter	0.00	0.00	0.00	2,960.00	0.00	0.00	0.00	2,960.00
6416 · Rodent Removal / Exclusion	0.00	0.00	160.00	1,555.00	0.00	0.00	160.00	1,555.00
6500 · Fire Safety System								
6510 · Fire Alarm Monitor	0.00	0.00	0.00	4,020.08	0.00	0.00	0.00	4,020.08
6520 · Fire Pump Maintenance & Repair	0.00	0.00	2,492.46	7,507.46	0.00	0.00	2,492.46	7,507.46
6500 · Fire Safety System - Other	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00
Total 6500 · Fire Safety System	0.00	0.00	2,492.46	17,527.54	0.00	0.00	2,492.46	17,527.54
6600 · Elevator Contract & Repair	0.00	0.00	0.00	15,806.28	0.00	0.00	0.00	15,806.28
Total 6000 · Building - Exterior/Interior	0.00	0.00	14,681.71	143,256.39	0.00	0.00	14,681.71	143,256.39
7000 · Grounds, Pool, & Amenities								
7001 · Landscape & Grounds								
7010 · Lawn Service Contract	0.00	0.00	2,736.00	22,378.00	0.00	0.00	2,736.00	22,378.00
7016 · Tree Trim, Shrubs, & Sea Grapes	0.00	0.00	0.00	2,400.00	0.00	0.00	0.00	2,400.00
7020 · Landscape Improvements	0.00	0.00	0.00	556.85	0.00	0.00	0.00	556.85
7060 · Irrigation Repairs & Maint.	0.00	0.00	110.00	110.00	0.00	0.00	110.00	110.00
Total 7001 · Landscape & Grounds	0.00	0.00	2,846.00	25,444.85	0.00	0.00	2,846.00	25,444.85
7200 · Pool Expenses								
7220 · Pool & Pumphouse Maintenance								
7221 · Pool Repairs & Supplies	0.00	0.00	1,144.00	2,482.00	0.00	0.00	1,144.00	2,482.00
7240 · Pool Service	0.00	0.00	660.00	5,280.00	0.00	0.00	660.00	5,280.00
7220 · Pool & Pumphouse Maintenance - Other	0.00	0.00	0.00	110.00	0.00	0.00	0.00	110.00
Total 7220 · Pool & Pumphouse Maintenance	0.00	0.00	1,804.00	7,872.00	0.00	0.00	1,804.00	7,872.00
Total 7200 · Pool Expenses	0.00	0.00	1,804.00	7,872.00	0.00	0.00	1,804.00	7,872.00
Total 7000 · Grounds, Pool, & Amenities	0.00	0.00	4,650.00	33,316.85	0.00	0.00	4,650.00	33,316.85
8000 · Utilities								
8010 · Electricity, Gas, Elev/Entry PH	0.00	0.00	1,521.17	15,168.82	0.00	0.00	1,521.17	15,168.82
8030 · Gas	0.00	0.00	40.92	324.10	0.00	0.00	40.92	324.10
8040 · Water & Sewer	0.00	0.00	4,455.48	39,268.25	0.00	0.00	4,455.48	39,268.25
8060 · Phone - Ofc, Internet, Elevatr	0.00	0.00	258.37	2,068.85	0.00	0.00	258.37	2,068.85
8090 · Trash Removal	0.00	0.00	1,631.68	12,909.78	0.00	0.00	1,631.68	12,909.78
Total 8000 · Utilities	0.00	0.00	7,907.62	69,740.78	0.00	0.00	7,907.62	69,740.78
Total 5000 · Operating Expenses	0.00	27,621.46	46,495.74	414,891.84	0.00	0.00	46,495.74	442,613.10

Lantana Oceanfront COA
Profit & Loss by Class

August 2024

	Catastrophic Loss		Operating		Reserves		TOTAL	
	Aug 24	Jan - Aug 24	Aug 24	Jan - Aug 24	Aug 24	Jan - Aug 24	Aug 24	Jan - Aug 24
9100 · Reserves Interest Contributed	0.00	0.00	0.00	0.00	0.00	3,218.15	0.00	3,218.15
9215 · Building Painting	0.00	0.00	0.00	0.00	47,000.00	184,500.00	47,000.00	184,500.00
9245 · Roof Repair/Replace Expense	0.00	0.00	0.00	0.00	0.00	49,969.38	0.00	49,969.38
9280 · Additional Items Expense	0.00	0.00	0.00	0.00	0.00	36,557.39	0.00	36,557.39
9291 · Doors - Common Expense	0.00	0.00	0.00	0.00	0.00	10,187.00	0.00	10,187.00
Total Expense	0.00	27,621.46	46,485.74	414,991.64	47,000.00	264,431.92	93,495.74	707,045.02
Net Income	0.00	-27,621.46	-14,740.74	-30,266.44	-22,063.07	-64,044.39	-36,803.81	-121,932.28

Balance Sheet

As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	52,312.50
1100 · OPERATING - TDBANK - 7695 - Other	-50,294.16
Total 1100 · OPERATING - TDBANK - 7695	2,018.34
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	398,529.78
1250 · Checking - VALLEY - 6632	43,393.45
Total 1200 · RESERVES - TDBank & Valley	441,923.23
Total 1000 · Bank Accounts	443,941.57
Total Checking/Savings	443,941.57
Accounts Receivable	
11000 · Accounts Receivable	67,915.26
Total Accounts Receivable	67,915.26
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
1530 · Funds due to Reserve Fund	192,000.00
Total 1500 · Funds in Transit - Owed to	159,665.38
Total Other Current Assets	160,998.16
Total Current Assets	672,854.99
TOTAL ASSETS	672,854.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	-144,720.75
Total Accounts Payable	-144,720.75
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	-7,623.65
Total Liabilities	-7,623.65

Lantana Oceanfront COA

Balance Sheet

As of August 31, 2024

09/19/24

Accrual Basis

	Aug 31, 24
Equity	
2500 · Reserves	
2510 · Pooled Reserves	539,678.09
2520 · Assessments - Reserve	476,402.88
2530 · Pooled Interest	12,155.74
2545 · Roof Repair / Replacement	-49,391.24
2550 · Pool Furniture	-7,343.84
2560 · Pool Fence-Gates	-8,340.00
2570 · Catastrophic Loss Reserve	69,517.42
2580 · Additional Items	-55,941.71
2590 · Asphalt Sealcoat/Repave	-9,933.00
2591 · Doors, Common	-27,106.32
2592 · EV Improvements	-7,710.49
Total 2500 · Reserves	931,987.53
3900 · Retained Earnings	-129,576.60
Net Income	-121,932.29
Total Equity	680,478.64
TOTAL LIABILITIES & EQUITY	672,854.99