



Dependable Property Management, LLC

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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS

October 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

October 2024

11/14/24

Accrual Basis

	Oct 24
Income	
4000 · Revenues/Income	
4010 · Monthly Maintenance Fees (Op)	31,680.00
4840 · Monthly Reserves Income	
4845 · Monthly Reserves Fees	24,000.00
Total 4840 · Monthly Reserves Income	24,000.00
4850 · Reserve Interest	784.50
4949 · Misc Income	8,400.00
Total 4000 · Revenues/Income	64,864.50
46730 · Returned Check Charges	20.00
Total Income	64,884.50
Gross Profit	64,884.50
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5110 · Bank Fees	520.00
5120 · Insurance	
5121 · Policy Premium - General/Flood	19,187.90
5122 · Flood Insurance Premium	1,155.00
Total 5120 · Insurance	20,342.90
5130 · Licenses, Permits, Subscription	99.99
5175 · Storage Unit (offsite)	68.51
Total 5100 · General & Administrative	21,031.40
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	
6112 · General Maintenance Repair	3,418.49
6115 · Maintenance Supplies	622.39
Total 6100 · Building Repair, Supply, Maint	4,040.88
6200 · Roof Repairs	374.49
6210 · Garage Doors & Openers	692.23
6415 · Rodent Removal / Exclusion	160.00
6600 · Elevator Contract & Repair	8,064.70
Total 6000 · Building - Exterior/Interior	13,332.30
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
Total 7001 · Landscape & Grounds	2,736.00
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7240 · Pool Service	910.00
Total 7220 · Pool & Pumphouse Maintenance	910.00
Total 7200 · Pool Expenses	910.00
Total 7000 · Grounds, Pool, & Amenities	3,646.00

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Lantana Oceanfront COA

11/14/24

Profit & Loss

Accrual Basis

October 2024

	Oct 24
8000 · Utilities	
8010 · Electricity, Gas, Elev/Entry PH	1,448.95
8030 · Gas	40.92
8040 · Water & Sewer	4,682.32
8060 · Phone - Ofc, Internet, Elevatr	259.62
8090 · Trash Removal	1,631.68
Total 8000 · Utilities	8,063.49
Total 5000 · Operating Expenses	48,073.19
9000 · Reserves Contributions	24,000.00
9215 · Building Painting	33,600.00
9280 · Additional Items Expense	7,620.47
Total Expense	113,293.66
Net Income	-48,409.16

Lantana Oceanfront COA
Profit & Loss YTD by Month
January 1 through November 14, 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 1 - 14, 24	TOTAL
Income												
4000 - Revenue/Income	56,880.00	55,980.00	55,980.00	55,980.00	55,980.00	51,980.00	31,980.00	31,980.00	31,600.00	31,980.00	-24,000.00	412,800.00
4010 - Monthly Maintenance Fees (Op)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4080 - Late & Interest Charges	0.00	0.00	0.00	0.00	0.00	480.00	0.00	0.00	0.00	0.00	0.00	480.00
4200 - Collection Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4400 - Other 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	24,000.00	24,000.00	0.00	240,000.00
4845 - Monthly Reserve Fee	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	0.00	240,000.00
Total 4845 - Monthly Reserve 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	24,000.00	24,000.00	0.00	240,000.00
4850 - Reserve Interest	1,031.10	1,016.15	1,071.58	1,071.58	1,071.58	1,033.08	895.83	895.83	895.83	784.89	0.00	5,992.65
4860 - Misc. Income	0.00	0.00	500.00	200.00	200.00	140.00	0.00	0.00	1,350.00	4,400.00	0.00	10,780.00
4800 - Revenue/Income - Other	0.00	0.00	0.00	43.45	79.21	0.00	0.00	75.00	0.00	0.00	0.00	156.66
Total 4800 - Revenue/Income	80,711.10	80,896.15	81,251.58	81,584.03	80,791.39	85,743.08	55,781.56	56,861.53	57,881.56	64,884.50	-24,000.00	683,683.79
49700 - Returned Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	80,711.10	80,896.15	81,251.58	81,584.03	80,791.39	85,743.08	55,781.56	56,861.53	57,881.56	64,884.50	-24,000.00	683,683.79
Gross Profit:	80,711.10	80,896.15	81,251.58	81,584.03	80,791.39	85,743.08	55,781.56	56,861.53	57,881.56	64,884.50	-24,000.00	683,683.79
Expenses												
5000 - Controlling Expenses												
5100 - General & Administrative												
5110 - Bank Fees	8.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	820.00	0.00	1,028.27
5120 - Insurance	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	19,187.50	211,068.50
5122 - Flood Insurance Premium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,156.00	0.00	25,352.00
5127 - Ins Event - APR23 Lightning	0.00	0.00	0.00	0.00	0.00	-12,988.05	0.00	0.00	0.00	0.00	0.00	-12,988.05
51272 - Ins Claim Settlement CK APR23	0.00	0.00	0.00	0.00	0.00	-12,988.05	0.00	0.00	0.00	0.00	0.00	-12,988.05
5127 - Ins Event - APR23 Lightning	0.00	0.00	0.00	0.00	0.00	-12,988.05	0.00	0.00	0.00	0.00	0.00	-12,988.05
5200 - Insurance Event (C-APR2024)	4,855.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,855.40
5205 - Insurance Event (C-APR2024)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5100 - Insurance	23,941.30	19,187.50	19,187.50	38,507.49	19,187.50	8,191.14	19,187.50	19,187.50	19,187.50	20,942.00	44,544.50	252,232.31
5130 - Licenses, Permits, Subscription	22.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	2,061.55
5180 - Office Supplies	0.00	1,321.08	0.00	0.00	0.00	328.00	0.00	0.00	183.44	0.00	0.00	2,014.78
5185 - Printing, Copies	0.00	0.00	0.00	0.00	0.00	88.59	0.00	0.00	0.00	0.00	0.00	338.58
5175 - Stationery	0.00	0.00	0.00	0.00	0.00	68.51	0.00	0.00	0.00	0.00	0.00	68.51
5185 - Miscellaneous Expense	188.83	0.00	37.44	39.48	53.24	396.29	0.00	0.00	0.00	0.00	0.00	684.85
Total 5100 - General & Administrative	24,139.13	26,577.44	19,676.80	38,578.21	19,506.00	10,469.95	21,910.85	19,256.41	20,365.23	21,051.40	44,544.50	261,583.32
5300 - Payroll & Professional Fees												
5320 - Payroll & Professional Fees	4,000.00	0.00	2,000.00	2,000.00	2,000.00	4,000.00	4,000.00	0.00	2,000.00	2,000.00	2,000.00	22,000.00
5325 - Management Company	1,000.00	2,205.25	1,100.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	4,807.29
5340 - Legal	6,550.00	2,205.25	3,100.00	2,900.00	2,776.64	4,276.50	0.00	0.00	2,000.00	2,000.00	2,000.00	24,987.25
Total 5300 - Payroll & Professional Fees	11,550.00	4,410.25	6,200.00	4,900.00	4,776.64	8,551.50	4,276.50	0.00	4,000.00	4,000.00	4,000.00	41,694.54
6000 - Building - Exterior/Interior												
6100 - Building Repair, Supply, Maint												
6110 - Maintenance Labor	7,086.00	8,224.00	6,990.00	6,886.00	3,744.00	1,990.00	13,072.00	6,668.00	6,354.00	0.00	7,202.00	64,800.00
6112 - Maintenance Materials	3,826.00	5,638.00	3,270.00	3,744.00	5,092.00	6,000.00	6,240.00	3,836.00	3,398.00	0.00	3,338.00	38,516.00
6113 - Maintenance Supplies	1,784.21	3,057.51	891.02	753.07	2,073.31	622.17	2,443.11	1,275.25	308.35	3,115.00	245.00	9,933.39
6115 - Maintenance Supplies	13,100.21	14,986.61	10,747.02	11,510.97	13,358.81	3,707.17	22,433.11	12,028.25	10,332.12	4,040.89	10,662.03	137,075.18
6200 - Roof Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	374.49	0.00	3,259.91
6210 - Garage Doors & Openers	256.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	592.23	0.00	1,877.23
6215 - Window Treatments	180.00	180.00	180.00	180.00	180.00	180.00	435.00	0.00	740.00	0.00	370.00	4,070.00
6415 - Rodent Removal/Exclusion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00	0.00	1,680.00
6500 - Fire Safety System												
6510 - Fire Alarm Monitor	2,354.48	280.59	1,125.00	0.00	0.00	360.00	0.00	0.00	75.00	0.00	0.00	4,095.08
6515 - Fire Alarm Maintenance & Repair	405.00	405.00	0.00	0.00	0.00	360.00	0.00	2,492.48	0.00	0.00	0.00	7,307.46
6550 - Fire Safety System - Other	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Total 6000 - Fire Safety System	2,354.48	685.59	1,125.00	4,310.00	6,000.00	3,600.00	3,600.00	2,492.48	75.00	0.00	0.00	17,692.54
6600 - Elevator Contract & Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6000 - Building - Exterior/Interior	21,854.40	17,159.45	12,002.02	22,392.89	16,321.81	10,537.17	28,385.94	14,967.71	11,507.12	8,064.70	11,576.03	179,670.84
7000 - Grounds, Pools & Amenities												
7010 - Landscape & Grounds												
7015 - Landscape & Grounds	2,768.00	2,768.00	2,768.00	3,226.00	2,768.00	2,768.00	2,768.00	2,768.00	2,768.00	2,768.00	0.00	27,680.00
7015 - Tree Trims, Shrubs, & SaaS Grapes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7020 - Landscape Improvements	111.00	0.00	0.00	0.00	445.85	0.00	0.00	0.00	0.00	0.00	1,959.00	4,569.85
7050 - Irrigation Repairs & Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	589.85
Total 7000 - Landscape & Grounds	2,879.00	2,768.00	2,768.00	3,226.00	3,181.65	2,768.00	2,768.00	2,848.00	2,768.00	2,768.00	1,959.00	32,868.85
7200 - Pool (Exterior)												
7220 - Pool & Pump House Maintenance												
7221 - Pool Repairs & Supplies	0.00	0.00	150.00	0.00	0.00	1,148.00	0.00	1,144.00	0.00	0.00	0.00	2,482.00
7225 - Pool Service	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	7,510.00
7225 - Pool & Pump House Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
Total 7200 - Pool & Pump House Maintenance	660.00	660.00	810.00	660.00	660.00	1,808.00	660.00	1,804.00	660.00	660.00	660.00	10,122.00
Total 7000 - Pool Expenses	660.00	660.00	810.00	660.00	660.00	1,808.00	660.00	1,804.00	660.00	660.00	660.00	10,122.00
Total 7000 - Grounds, Pool & Amenities	3,507.00	3,356.00	3,368.00	3,366.00	3,841.85	4,544.00	5,908.90	4,650.00	3,396.00	3,428.00	2,610.00	42,968.85

Lantana Oceanfront COA
Profit & Loss YTD by Month
January 1 through November 14, 2024

Accrual Basis

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 1 - 14, 24	TOTAL
8000 - Utilities												
8010 - Electricity, Gas, Elev/Energy Pk	2,820.01	2,291.15	2,852.03	1,792.15	1,750.51	1,728.75	1,478.35	1,521.17	1,510.33	1,448.55	0.00	18,228.10
8030 - Gas	37.06	40.32	43.32	40.32	40.32	40.32	40.32	40.32	40.32	40.32	0.00	453.84
8040 - Water & Sewer	4,438.55	4,897.88	4,743.54	5,285.16	4,858.38	4,915.73	5,284.49	4,452.42	4,562.49	4,692.82	0.00	48,353.54
8050 - Cable, Internet, Elevator	258.32	238.61	258.30	258.02	258.85	258.43	258.75	253.37	258.43	259.82	0.00	2,539.90
8060 - Trash Removal	1,539.84	1,539.84	1,539.84	1,531.68	1,531.68	1,531.68	1,531.68	1,531.68	1,531.68	1,531.68	0.00	15,173.12
Total 8000 - Utilities	8,577.59	9,032.38	9,025.47	9,232.23	8,590.74	8,538.55	8,674.19	7,807.62	8,104.89	8,065.49	0.00	85,853.12
Total 5000 - Operating Expenses	85,268.12	82,491.32	47,588.29	77,055.33	50,588.44	58,157.68	65,021.38	46,485.74	45,973.20	48,073.19	60,729.83	597,389.42
8100 - Reserves Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8110 - Reserves Interest	1,031.00	1,071.00	1,071.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	1,171.00	0.00	10,000.00
8215 - Building Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8245 - Roof Repair/Repulse Expense	761.85	5,843.58	14,594.00	0.00	0.00	34,875.58	70,590.00	47,000.00	0.00	33,000.00	0.00	198,100.00
8290 - Additional Lease Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8291 - Other - Common Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	65,097.15	99,291.25	63,177.00	78,229.39	109,359.37	94,533.06	142,717.88	94,485.74	78,293.70	113,293.85	60,729.83	658,154.26
Net Income	18,529.32	21,434.90	18,134.38	3,824.67	-18,577.26	-39,428.00	-80,004.52	-38,803.81	-16,404.14	-49,469.18	-84,729.83	-274,325.47

Lantana Oceanfront COA
Profit & Loss Budget Performance
October 2024

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11/14/24

Accrual Basis

	Oct 24	Budget	\$ Over Budget	Jan - Oct 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	436,800.00	556,800.00	-120,000.00	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	240,000.00	240,000.00	0.00	288,000.00
4845 - Monthly Reserves Fees							
Total 4840 - Monthly Reserves Income	24,000.00	24,000.00	0.00	240,000.00	240,000.00	0.00	288,000.00
4850 - Reserve Interest	784.50	666.67	117.83	9,973.59	6,666.66	3,306.93	8,000.00
4949 - Misc Income	8,400.00			10,790.00			
4000 - Revenues/Income - Other	0.00			196.66			
Total 4000 - Revenues/Income	64,864.50	80,346.67	-15,482.17	707,808.79	803,466.66	-95,657.87	964,160.00
46730 - Returned Check Charges	20.00			20.00			
Total Income	64,884.50	80,346.67	-15,462.17	707,828.79	803,466.66	-95,637.87	964,160.00
Gross Profit	64,884.50	80,346.67	-15,462.17	707,828.79	803,466.66	-95,637.87	964,160.00
Expense							
5000 - Operating Expenses							
5100 - General & Administrative							
5110 - Bank Fees	520.00	20.83	499.17	1,028.27	208.34	819.93	250.00
5115 - Accounting & Audit Fees	0.00	375.00	-375.00	0.00	3,750.00	-3,750.00	4,500.00
5120 - Insurance							
5121 - Policy Premium - General/Flood	19,187.90	16,941.67	2,246.23	191,879.00	169,416.66	22,462.34	203,300.00
5122 - Flood Insurance Premium	1,155.00	2,183.92	-1,028.92	1,155.00	21,839.16	-20,684.16	26,207.00
5127 - Ins Event - APR23 Lightning	0.00			-12,968.05			
5127.2 - Ins Claim Settlement CK APR23	0.00			-12,968.05			
Total 5127 - Ins Event - APR23 Lightning	0.00	0.00	-12,968.05	-12,968.05	0.00	819.93	250.00
5217 - Insurance Event 01JAN24	0.00			4,653.40			
5218 - Insurance Event 01APR2024	0.00			22,968.06			
Total 5120 - Insurance	20,342.90	19,255.59	1,217.31	207,687.41	191,255.82	16,431.59	229,507.00
5130 - Licenses, Permits, Subscription	99.99	45.83	54.16	2,691.55	458.34	2,433.21	560.00
5160 - Office Supplies	0.00	39.17	-39.17	2,014.79	391.66	1,623.13	470.00
5165 - Postage, Printing, Copies	0.00	775.00	-775.00	338.98	1,750.00	-1,411.02	2,100.00
5170 - Dues & Subscriptions	0.00	7.08	-7.08	0.00	70.84	-70.84	85.00
5175 - Storage Unit (offsite)	68.51	70.00	-1.49	684.85	700.00	-15.15	840.00
5180 - Miscellaneous Expense	0.00	83.33	-83.33	2,742.57	833.34	1,909.23	1,000.00
5200 - Website and Software	0.00	33.33	-33.33	0.00	333.34	-333.34	400.00
Total 5100 - General & Administrative	21,031.40	19,975.16	1,056.24	217,388.42	189,751.68	17,636.74	239,702.00
5300 - Payroll & Professional Fees							
5320 - Management Company	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00	24,000.00
5340 - Legal	0.00	666.67	-666.67	4,907.29	6,666.66	-1,759.37	8,000.00
5350 - Lic, Permits, and Taxes	0.00	8.33	-8.33	0.00	83.34	-83.34	100.00
Total 5300 - Payroll & Professional Fees	2,000.00	2,675.00	-675.00	24,907.29	26,750.00	-1,842.71	32,100.00
6000 - Building - Exterior/Interior							
6100 - Building Repair, Supply, Maint							
6110 - Maintenance Labor	0.00	6,666.67	-6,666.67	57,568.00	66,666.66	-9,298.66	80,240.00
6111 - Janitorial Services	0.00	3,705.33	-3,705.33	36,188.00	37,053.34	-865.34	44,464.00
6112 - General Maintenance Repair	3,418.49	1,166.67	2,251.82	8,560.36	11,666.66	-3,106.30	14,000.00
6115 - Maintenance Supplies	622.99	916.67	-294.28	13,896.79	9,166.66	4,730.13	11,000.00
Total 6100 - Building Repair, Supply, Maint	4,040.88	12,475.34	-8,434.46	116,213.15	124,753.32	-8,540.17	148,704.00

**Lantana Oceanfront COA
Profit & Loss Budget Performance
October 2024**

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11/14/24
Accrual Basis

	Oct 24	Budget	\$ Over Budget	Jan - Oct 24	YTD Budget	\$ Over Budget	Annual Budget
6150 - SA Balconies Expenditures	0.00	416.67	-416.67	0.00	4,166.66	-4,166.66	5,000.00
6200 - Roof Repairs	374.49	833.33	191.16	3,296.91	1,833.34	1,463.57	2,200.00
6210 - Garage Doors & Openers	692.23	262.50	429.73	1,537.23	2,625.00	-1,087.77	3,150.00
6410 - Pest Control - Bldg Perimeter	0.00	375.00	-375.00	3,700.00	3,750.00	-50.00	4,500.00
6415 - Rodent Removal / Exclusion	180.00	333.33	-173.33	1,875.00	3,333.34	-1,458.34	4,000.00
6500 - Fire Safety System	0.00	833.33	-833.33	4,095.08	6,333.34	-4,238.26	10,000.00
6510 - Fire Alarm Monitor	0.00	1,250.00	-1,250.00	7,507.46	12,500.00	-4,992.54	15,000.00
6520 - Fire Pump Maintenance & Repair	0.00	2,083.33	-2,083.33	6,000.00	20,833.34	-20,833.34	25,000.00
6540 - Fire Extinguisher	0.00						
6500 - Fire Safety System - Other	0.00						
Total 6500 - Fire Safety System	0.00	4,166.66	-4,166.66	17,602.54	41,666.66	-24,064.14	50,000.00
6600 - Elevator Contract & Repair	6,094.70	1,333.33	6,731.37	23,870.99	13,333.34	10,537.64	16,000.00
Total 6000 - Building - Exterior/Interior	13,332.30	19,546.16	-6,213.86	168,095.81	195,461.68	-27,365.87	234,554.00
7000 - Grounds, Pool, & Amenities							
7001 - Landscape & Grounds							
7010 - Lawn Service Contract	2,736.00	2,833.33	-97.33	27,850.00	28,333.34	-483.34	34,000.00
7015 - Tree Trim, Shrubs, & Sea Grapes	0.00	250.00	-250.00	2,400.00	2,500.00	-100.00	3,000.00
7020 - Landscape Improvements	0.00	833.33	-833.33	596.85	8,333.34	-7,776.49	10,000.00
7030 - Dune Trimming	0.00	1,875.00	-1,875.00	0.00	18,750.00	-18,750.00	22,500.00
7060 - Irrigation Repairs & Maint.	0.00	300.00	-300.00	110.00	3,000.00	-2,890.00	3,600.00
7080 - Fertilizer & Pest Control	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000.00
Total 7001 - Landscape & Grounds	2,736.00	6,341.66	-3,605.66	30,916.85	63,416.68	-32,499.83	76,100.00
7200 - Pool Expenses							
7220 - Pool & Pumphouse Maintenance							
7221 - Pool Repairs & Supplies	0.00	316.67	-316.67	2,482.00	3,166.66	-684.66	3,800.00
7240 - Pool Service	910.00	666.67	243.33	6,650.00	6,666.66	183.34	8,000.00
7220 - Pool & Pumphouse Maintenance - Other	0.00	983.33	-983.33	110.00	9,833.34	-9,723.34	11,800.00
Total 7220 - Pool & Pumphouse Maintenance	910.00	1,966.67	-1,056.67	9,442.00	19,666.66	-10,224.66	23,600.00
Total 7200 - Pool Expenses	910.00	1,966.67	-1,056.67	9,442.00	19,666.66	-10,224.66	23,600.00
Total 7000 - Grounds, Pool, & Amenities	3,646.00	8,308.33	-4,662.33	40,358.85	83,083.34	-42,724.49	99,700.00
8000 - Utilities							
8010 - Electricity, Gas, Elevator PH	1,448.95	2,683.33	-1,134.38	18,228.10	25,833.34	-7,605.24	31,000.00
8030 - Gas	40.92	100.00	-59.08	405.94	1,000.00	-594.06	1,200.00
8040 - Water & Sewer	4,682.32	4,416.67	265.65	48,515.06	44,166.66	4,348.40	53,000.00
8060 - Phone - Ofc. Internet, Elevatr	259.62	267.33	-7.71	2,588.90	2,873.34	-86.44	3,208.00
8090 - Trash Removal	1,631.68	1,583.33	48.35	16,173.12	15,833.34	339.78	19,000.00
Total 8000 - Utilities	8,063.49	8,950.66	-887.17	85,909.12	89,506.68	-3,597.56	107,408.00
Total 5000 - Operating Expenses	48,073.19	59,455.31	-11,382.12	536,659.49	594,563.38	-57,893.89	713,464.00
9000 - Reserves Contributions	24,000.00			48,000.00			713,464.00
9100 - Reserves Interest Contributed	0.00			3,218.15			250,656.00
9215 - Building Painting	33,600.00			198,100.00			
9245 - Roof Repair/Replace Expense	0.00			49,969.38			
9280 - Additional Items Expense	7,620.47			51,290.31			
9291 - Doors - Common Expense	0.00			10,187.00			
Total Expense	113,293.66	59,455.31	53,838.35	897,424.33	594,563.38	302,870.95	713,464.00
Net Income	-48,409.16	20,891.36	-69,300.52	-189,595.54	208,913.28	-398,508.82	250,656.00

Lantana Oceanfront COA Profit & Loss by Class

October 2024

	Operating	Reserves	TOTAL
Income			
4000 · Revenues/Income			
4010 · Monthly Maintenance Fees (Op)	31,680.00	0.00	31,680.00
4840 · Monthly Reserves Income			
4845 · Monthly Reserves Fees	0.00	24,000.00	24,000.00
Total 4840 · Monthly Reserves Income	0.00	24,000.00	24,000.00
4850 · Reserve Interest	0.00	784.50	784.50
4949 · Misc Income	8,400.00	0.00	8,400.00
Total 4000 · Revenues/Income	40,080.00	24,784.50	64,864.50
46730 · Returned Check Charges	20.00	0.00	20.00
Total Income	40,100.00	24,784.50	64,884.50
Gross Profit	40,100.00	24,784.50	64,884.50
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
5110 · Bank Fees	520.00	0.00	520.00
5120 · Insurance			
5121 · Policy Premium - General/Flood	19,187.90	0.00	19,187.90
5122 · Flood Insurance Premium	1,155.00	0.00	1,155.00
Total 5120 · Insurance	20,342.90	0.00	20,342.90
5130 · Licenses, Permits, Subscription	99.99	0.00	99.99
5175 · Storage Unit (offsite)	68.51	0.00	68.51
Total 5100 · General & Administrative	21,031.40	0.00	21,031.40
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			
6112 · General Maintenance Repair	1,970.38	1,448.11	3,418.49
6115 · Maintenance Supplies	-26.01	648.40	622.39
Total 6100 · Building Repair, Supply, Maint	1,944.37	2,096.51	4,040.88
6200 · Roof Repairs	374.49	0.00	374.49
6210 · Garage Doors & Openers	692.23	0.00	692.23
6415 · Rodent Removal / Exclusion	160.00	0.00	160.00
6600 · Elevator Contract & Repair	8,064.70	0.00	8,064.70
Total 6000 · Building - Exterior/Interior	11,235.79	2,096.51	13,332.30
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	2,736.00	0.00	2,736.00
Total 7001 · Landscape & Grounds	2,736.00	0.00	2,736.00
7200 · Pool Expenses			
7220 · Pool & Pumphouse Maintenance			
7240 · Pool Service	910.00	0.00	910.00
Total 7220 · Pool & Pumphouse Maintenance	910.00	0.00	910.00
Total 7200 · Pool Expenses	910.00	0.00	910.00
Total 7000 · Grounds, Pool, & Amenities	3,646.00	0.00	3,646.00
8000 · Utilities			
8010 · Electricity, Gas, Elev/Entry PH	1,448.95	0.00	1,448.95
8030 · Gas	40.92	0.00	40.92
8040 · Water & Sewer	4,682.32	0.00	4,682.32
8060 · Phone - Ofc, Internet, Elevatr	259.62	0.00	259.62
8090 · Trash Removal	1,631.68	0.00	1,631.68
Total 8000 · Utilities	8,063.49	0.00	8,063.49
Total 5000 · Operating Expenses	45,976.66	2,096.51	48,073.19

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Accrual Basis

Lantana Oceanfront COA Profit & Loss by Class

October 2024

	<u>Operating</u>	<u>Reserves</u>	<u>TOTAL</u>
9000 · Reserves Contributions	0.00	24,000.00	24,000.00
9215 · Building Painting	9,600.00	24,000.00	33,600.00
9280 · Additional Items Expense	0.00	7,620.47	7,620.47
Total Expense	55,576.68	57,716.98	113,293.66
Net income	-15,476.68	-32,932.48	-48,409.16

Lantana Oceanfront COA Profit & Loss by Class YTD Total

January 1 through November 14, 2024

	Catastrophic Loss	Operating	Reserves	TOTAL
Income				
4000 · Revenues/Income				
4010 · Monthly Maintenance Fees (Op)	0.00	412,800.00	0.00	412,800.00
4060 · Late & Interest Charges	0.00	9,598.54	0.00	9,598.54
4200 · Collection Fee	0.00	450.00	0.00	450.00
4840 · Monthly Reserves Income				
4845 · Monthly Reserves Fees	0.00	0.00	240,000.00	240,000.00
Total 4840 · Monthly Reserves Income	0.00	0.00	240,000.00	240,000.00
4850 · Reserve Interest	0.00	0.00	9,973.59	9,973.59
4949 · Misc Income	0.00	10,790.00	0.00	10,790.00
4000 · Revenues/Income - Other	0.00	196.66	0.00	196.66
Total 4000 · Revenues/Income	0.00	433,835.20	249,973.59	683,808.79
46730 · Returned Check Charges	0.00	20.00	0.00	20.00
Total Income	0.00	433,855.20	249,973.59	683,828.79
Gross Profit	0.00	433,855.20	249,973.59	683,828.79
Expense				
5000 · Operating Expenses				
5100 · General & Administrative				
5110 · Bank Fees	0.00	1,028.27	0.00	1,028.27
5120 · Insurance				
5121 · Policy Premium - General/Flood	0.00	211,066.90	0.00	211,066.90
5122 · Flood Insurance Premium	0.00	26,512.00	0.00	26,512.00
5127 · Ins Event - APR23 Lightning				
5127.2 · Ins Claim Settlement CK APR23	0.00	-12,968.05	0.00	-12,968.05
Total 5127 · Ins Event - APR23 Lightning	0.00	-12,968.05	0.00	-12,968.05
5217 · Insurance Event 01JAN24	4,853.40	0.00	0.00	4,853.40
5218 · Insurance Event 01APR2024	22,968.06	0.00	0.00	22,968.06
Total 5120 · Insurance	27,621.46	224,610.85	0.00	252,232.31
5130 · Licenses, Permits, Subscription	0.00	2,891.55	0.00	2,891.55
5160 · Office Supplies	0.00	2,014.79	0.00	2,014.79
5165 · Postage, Printing, Copies	0.00	336.98	0.00	336.98
5175 · Storage Unit (offsite)	0.00	684.85	0.00	684.85
5180 · Miscellaneous Expense	0.00	2,742.57	0.00	2,742.57
Total 5100 · General & Administrative	27,621.46	234,311.86	0.00	261,933.32
5300 · Payroll & Professional Fees				
5320 · Management Company	0.00	22,000.00	0.00	22,000.00
5340 · Legal	0.00	4,907.29	0.00	4,907.29
Total 5300 · Payroll & Professional Fees	0.00	26,907.29	0.00	26,907.29
6000 · Building - Exterior/Interior				
6100 · Building Repair, Supply, Maint				
6110 · Maintenance Labor	0.00	64,860.00	0.00	64,860.00
6111 · Janitorial Services	0.00	39,516.00	0.00	39,516.00
6112 · General Maintenance Repair	0.00	7,357.28	1,448.11	8,805.39
6115 · Maintenance Supplies	0.00	13,248.39	688.40	13,936.79
Total 6100 · Building Repair, Supply, Maint	0.00	124,981.67	2,096.51	127,078.18
6200 · Roof Repairs	0.00	3,296.91	0.00	3,296.91
6210 · Garage Doors & Openers	0.00	1,877.23	0.00	1,877.23
6410 · Pest Control - Bldg Perimeter	0.00	4,070.00	0.00	4,070.00
6415 · Rodent Removal / Exclusion	0.00	1,875.00	0.00	1,875.00
6500 · Fire Safety System				
6510 · Fire Alarm Monitor	0.00	4,095.08	0.00	4,095.08
6520 · Fire Pump Maintenance & Repair	0.00	7,507.48	0.00	7,507.48
6500 · Fire Safety System - Other	0.00	8,000.00	0.00	8,000.00
Total 6500 · Fire Safety System	0.00	17,602.54	0.00	17,602.54
6600 · Elevator Contract & Repair	0.00	23,870.98	0.00	23,870.98
Total 6000 · Building - Exterior/Interior	0.00	177,574.33	2,096.51	179,670.84
7000 · Grounds, Pool, & Amenities				
7001 · Landscape & Grounds				
7010 · Lawn Service Contract	0.00	27,850.00	0.00	27,850.00
7016 · Tree Trim, Shrubs, & Sea Grapes	0.00	4,350.00	0.00	4,350.00
7020 · Landscape Improvements	0.00	556.85	0.00	556.85
7060 · Irrigation Repairs & Maint.	0.00	110.00	0.00	110.00
Total 7001 · Landscape & Grounds	0.00	32,866.85	0.00	32,866.85
7200 · Pool Expenses				
7220 · Pool & Pumphouse Maintenance				
7221 · Pool Repairs & Supplies	0.00	2,482.00	0.00	2,482.00
7240 · Pool Service	0.00	7,510.00	0.00	7,510.00
7220 · Pool & Pumphouse Maintenance - Other	0.00	110.00	0.00	110.00
Total 7220 · Pool & Pumphouse Maintenance	0.00	10,102.00	0.00	10,102.00
Total 7200 · Pool Expenses	0.00	10,102.00	0.00	10,102.00
Total 7000 · Grounds, Pool, & Amenities	0.00	42,968.85	0.00	42,968.85
8000 · Utilities				
8010 · Electricity, Gas, Elev/Entry PH	0.00	18,228.10	0.00	18,228.10
8030 · Gas	0.00	405.94	0.00	405.94
8040 · Water & Sewer	0.00	49,515.06	0.00	49,515.06
8060 · Phone - Ofc, Internet, Elevatr	0.00	2,586.80	0.00	2,586.80
8090 · Trash Removal	0.00	16,173.12	0.00	16,173.12
Total 8000 · Utilities	0.00	85,909.12	0.00	85,909.12
Total 5000 · Operating Expenses	27,821.46	567,671.45	2,096.51	587,389.42

Lantana Oceanfront COA

Balance Sheet

11/14/24

As of October 31, 2024

Accrual Basis

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	24,394.49
1100 · OPERATING - TDBANK - 7695 - Other	68,111.57
Total 1100 · OPERATING - TDBANK - 7695	92,506.06
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	373,887.62
1250 · Checking - VALLEY - 6632	43,621.67
Total 1200 · RESERVES - TDBank & Valley	417,509.29
Total 1000 · Bank Accounts	510,015.35
Total Checking/Savings	510,015.35
Accounts Receivable	
11000 · Accounts Receivable	33,109.22
Total Accounts Receivable	33,109.22
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	704,122.73
TOTAL ASSETS	704,122.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	-117,789.76
Total Accounts Payable	-117,789.76
Other Current Liabilities	
2300 · Liabilities	
2365 · Due to Reserves	24,000.00
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	161,097.10
Total Other Current Liabilities	161,097.10
Total Current Liabilities	43,307.34
Total Liabilities	43,307.34

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Lantana Oceanfront COA

11/14/24

Balance Sheet

Accrual Basis

As of October 31, 2024

	<u>Oct 31, 24</u>
Equity	
2500 · Reserves	
2510 · Pooled Reserves	587,678.09
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
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Total 2500 · Reserves	979,987.53
3900 · Retained Earnings	-129,576.60
Net Income	-189,595.54
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Total Equity	660,815.39
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TOTAL LIABILITIES & EQUITY	704,122.73
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