



Dependable Property Management, LLC

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

Lantana Oceanfront COA, Inc.

MONTHLY REPORTS

January 2025

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 31 through March 4, 2025

	Jan 31 - Mar 4, 25
Income	
4000 · Revenues/Income	
4110 · Monthly Maintenance (Oper)	64,320.00
4345 · Monthly Reserves Fees	50,400.00
4350 · Reserve Interest	725.62
4510 · Late & Interest Charges	5,797.46
4948 · Common Area Keys	50.00
4954 · Returned Check Charges	45.00
Total 4000 · Revenues/Income	121,338.08
Total Income	121,338.08
Gross Profit	121,338.08
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5115 · Accounting & Audit Fees	46.66
5120 · Insurance	
5121 · Policy Premium - General/Flood	35,815.22
Total 5120 · Insurance	35,815.22
5175 · Storage Unit (offsite)	68.51
Total 5100 · General & Administrative	35,930.39
5300 · Payroll & Professional Fees	
5320 · Management Company	4,600.00
5330 · Accounting	-699.00
5340 · Legal	332.17
Total 5300 · Payroll & Professional Fees	4,233.17
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	6,080.00
6111 · Janitorial Services	3,328.00
6115 · Maintenance Supplies	1,539.91
Total 6100 · Building Repair, Supply, Maint	10,947.91
6150 · SA Balconies Expenditures	120.00
6210 · Garage Doors & Openers	860.00
6410 · Pest Control - Bldg Perimeter	398.00
6500 · Fire Safety System	
6520 · Fire Pump Maintenance & Repair	1,192.00
Total 6500 · Fire Safety System	1,192.00
6600 · Elevator Contract & Repair	-588.30
Total 6000 · Building - Exterior/Interior	12,929.61
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
Total 7001 · Landscape & Grounds	2,736.00

Lantana Oceanfront COA

Profit & Loss

03/04/25

January 31 through March 4, 2025

Accrual Basis

	<u>Jan 31 - Mar 4, 25</u>
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7240 · Pool Service	690.00
Total 7220 · Pool & Pumphouse Maintenance	<u>690.00</u>
Total 7200 · Pool Expenses	<u>690.00</u>
Total 7000 · Grounds, Pool, & Amenities	<u>3,426.00</u>
Total 5000 · Operating Expenses	56,519.17
9000 · Reserves Activity	
9300 · Reserves Expenditures	
9215 · Building Painting	
9215.1 · Painting - Residential / CLBHS	645.00
9215.2 · Painting - Parapet Walls	<u>1,400.00</u>
Total 9215 · Building Painting	2,045.00
9245 · Roof Repair/Replace Expense	
9245.1 · Mansard Roof Repair / Replc	<u>37,485.00</u>
Total 9245 · Roof Repair/Replace Expense	<u>37,485.00</u>
Total 9300 · Reserves Expenditures	39,530.00
9000 · Reserves Activity - Other	<u>25,200.00</u>
Total 9000 · Reserves Activity	<u>64,730.00</u>
Total Expense	<u>121,249.17</u>
Net Income	<u><u>88.91</u></u>

Lantana Oceanfront COA
Profit & Loss Budget Performance
January 2025

Accrual Basis

	Jan 25	Budget	\$ Over Budget	Jan 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Revenues/Income							
4110 · Monthly Maintenance (Oper)	57,360.00	57,360.00	0.00	57,360.00	57,360.00	0.00	688,320.00
4345 · Monthly Reserves Fees	25,200.00	25,200.00	0.00	25,200.00	25,200.00	0.00	302,400.00
4350 · Reserve Interest	725.62	1,000.00	-274.38	725.62	1,000.00	-274.38	12,000.00
4510 · Late & Interest Charges	1,893.35			1,893.35			
Total 4000 · Revenues/Income	85,178.97	83,560.00	1,618.97	85,178.97	83,560.00	1,618.97	1,002,720.00
Total Income	85,178.97	83,560.00	1,618.97	85,178.97	83,560.00	1,618.97	1,002,720.00
Gross Profit	85,178.97	83,560.00	1,618.97	85,178.97	83,560.00	1,618.97	1,002,720.00
Expense							
5000 · Operating Expenses							
5100 · General & Administrative							
5110 · Bank Fees	0.00	45.87	-45.87	0.00	45.87	-45.87	550.00
5115 · Accounting & Audit Fees	0.00	383.37	-383.37	0.00	383.37	-383.37	4,600.00
5120 · Insurance							
5121 · Policy Premium - General/Flood	34,655.22	17,666.63	18,988.59	34,655.22	17,666.63	16,988.59	212,000.00
5122 · Flood Insurance Premium	-702.00	2,333.37	-3,035.37	-702.00	2,333.37	-3,035.37	28,000.00
Total 5120 · Insurance	33,953.22	20,000.00	13,953.22	33,953.22	20,000.00	13,953.22	240,000.00
5130 · Licenses, Permits, Subscription							
5131 · Elevator Licenses / Inspections	0.00	75.00	-75.00	0.00	75.00	-75.00	900.00
5132 · Pool Permits	0.00	29.13	-29.13	0.00	29.13	-29.13	360.00
5133 · FL Annual Corp Rpt	384.00	8.37	375.63	384.00	8.37	375.63	100.00
5134 · Membership Dues	0.00	7.12	-7.12	0.00	7.12	-7.12	85.00
5135 · Website & Admin Subscriptions	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
Total 5130 · Licenses, Permits, Subscription	384.00	144.62	239.38	384.00	144.62	239.38	1,735.00
5160 · Office Supplies	0.00	275.00	-275.00	0.00	275.00	-275.00	3,300.00
5175 · Storage Unit (offsite)	68.51	69.13	-0.62	68.51	69.13	-0.62	890.00
5180 · Miscellaneous Expense	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
Total 5100 · General & Administrative	34,405.73	21,001.36	13,404.37	34,405.73	21,001.36	13,404.37	252,015.00
5300 · Payroll & Professional Fees							
5320 · Management Company	2,300.00	2,300.00	0.00	2,300.00	2,300.00	0.00	27,600.00
5340 · Legal	-2,205.25	416.63	-2,622.88	-2,205.25	416.63	-2,622.88	5,000.00
5300 · Payroll & Professional Fees - Other	7,409.00			7,409.00			
Total 5300 · Payroll & Professional Fees	7,502.75	2,716.63	4,786.12	7,502.75	2,716.63	4,786.12	32,600.00
6000 · Building - Exterior/Interior							
6100 · Building Repair, Supply, Maint							
6110 · Maintenance Labor	6,992.00	6,933.37	58.63	6,992.00	6,933.37	58.63	83,200.00
6111 · Janitorial Services	3,744.00	3,605.37	1,083.37	3,744.00	3,605.37	1,083.37	43,264.00
6112 · General Maintenance Repair	0.00	1,083.37	-1,083.37	0.00	1,083.37	-1,083.37	13,000.00
6114 · Maint Tool & Equip(Incl Gift Ct)	1,144.48	83.37	1,061.11	1,144.48	83.37	1,061.11	10,000.00
6115 · Maintenance Supplies	427.96	833.37	-405.41	427.96	833.37	-405.41	10,000.00
6116 · Janitorial Supplies	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
Total 6100 · Building Repair, Supply, Maint	12,308.44	12,955.48	-647.04	12,308.44	12,955.48	-647.04	155,464.00
6150 · SA Balconies Expenditures	12,047.00			12,047.00			
6200 · Roof Repairs	0.00	291.63	-291.63	0.00	291.63	-291.63	3,500.00
6210 · Garage Doors & Openers	965.00	333.37	631.63	965.00	333.37	631.63	4,000.00
6410 · Pest Control - Bldg Perimeter	398.00	14.63	383.37	398.00	14.63	383.37	4,800.00
6415 · Rodent Removal / Exclusion	160.00	208.37	-48.37	160.00	208.37	-48.37	2,500.00

Lantana Oceanfront COA
Profit & Loss Budget Performance
January 2025

Accrual Basis

	Jan 25	Budget	\$ Over Budget	Jan 25	YTD Budget	\$ Over Budget	Annual Budget
6500 · Fire Safety System							
6510 · Fire Alarm Monitor	0.00	666.63	-666.63	0.00	666.63	-666.63	8,000.00
6520 · Fire Pump Maintenance & Repair	14,841.45	1,000.00	13,841.45	14,841.45	1,000.00	13,841.45	12,000.00
Total 6500 · Fire Safety System	14,841.45	1,666.63	13,174.82	14,841.45	1,666.63	13,174.82	20,000.00
6600 · Elevator Contract & Repair	6,705.07	2,666.63	4,038.44	6,705.07	2,666.63	4,038.44	32,000.00
Total 6600 · Building - Exterior/Interior	47,424.96	18,505.46	28,919.48	47,424.96	18,505.46	28,919.48	222,064.00
7000 · Grounds, Pool, & Amenities							
7001 · Landscape & Grounds							
7010 · Lawn Service Contract	2,736.00	2,875.00	-139.00	2,736.00	2,875.00	-139.00	34,500.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
7020 · Landscape Improvements	0.00	303.38	-303.38	0.00	303.38	-303.38	3,641.00
7030 · Dune Trimming	0.00	1,083.37	-1,083.37	0.00	1,083.37	-1,083.37	13,000.00
7060 · Irrigation Repairs & Maint.	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
7080 · Fertilizer & Pest Control	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000.00
Total 7001 · Landscape & Grounds	2,736.00	5,053.38	-2,317.38	2,736.00	5,053.38	-2,317.38	60,641.00
7200 · Pool Expenses							
7220 · Pool & Pumphouse Maintenance							
7221 · Pool Repairs & Supplies	251.45	416.63	-165.18	251.45	416.63	-165.18	5,000.00
7240 · Pool Service	690.00	683.34	6.66	690.00	683.34	6.66	8,199.97
Total 7220 · Pool & Pumphouse Maintenance	941.45	1,099.97	-158.52	941.45	1,099.97	-158.52	13,199.97
Total 7200 · Pool Expenses	941.45	1,099.97	-158.52	941.45	1,099.97	-158.52	13,199.97
Total 7000 · Grounds, Pool, & Amenities	3,677.45	6,153.35	-2,475.90	3,677.45	6,153.35	-2,475.90	73,840.97
8000 · Utilities							
8010 · Electricity	1,743.66	2,000.00	-256.34	1,743.66	2,000.00	-256.34	24,000.00
8030 · Gas	40.92	41.63	-0.71	40.92	41.63	-0.71	500.00
8040 · Water & Sewer	5,249.26	4,916.63	332.63	5,249.26	4,916.63	332.63	59,000.00
8060 · Phone - Ofc, Internet, Elevatr	259.21	275.00	-15.79	259.21	275.00	-15.79	3,300.00
8090 · Trash Removal	1,631.68	1,750.00	-118.32	1,631.68	1,750.00	-118.32	21,000.00
Total 8000 · Utilities	8,924.73	8,983.26	-58.53	8,924.73	8,983.26	-58.53	107,900.00
Total 5000 · Operating Expenses	101,935.62	57,360.08	44,575.54	101,935.62	57,360.08	44,575.54	688,319.97
9000 · Reserves Activity							
9100 · Contribution to Reserv (BDGT)							
9210 · Pooled Reserve Expense	25,200.00	25,200.00	0.00	25,200.00	25,200.00	0.00	302,400.00
9310 · Reserves Interest Contributed	0.00	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00	12,000.00
Total 9100 · Contribution to Reserv (BDGT)	25,200.00	26,200.00	-1,000.00	25,200.00	26,200.00	-1,000.00	314,400.00
9300 · Reserves Expenditures							
9215 · Building Painting							
9215.1 · Painting - Residential / CLBHS	0.00	4,916.63	-4,916.63	0.00	4,916.63	-4,916.63	59,000.00
Total 9215 · Building Painting	0.00	4,916.63	-4,916.63	0.00	4,916.63	-4,916.63	59,000.00
9230 · Elevator Modernization Expense	0.00	25,000.00	-25,000.00	0.00	25,000.00	-25,000.00	300,000.00

Lantana Oceanfront COA
Profit & Loss Budget Performance
 January 2025

	Jan 25	Budget	\$ Over Budget	Jan 25	YTD Budget	\$ Over Budget	Annual Budget
9245 - Roof Repair/Replace Expense	0.00	6,250.00	-6,250.00	0.00	6,250.00	-6,250.00	75,000.00
9245.1 - Marsard Roof Repair / Replc	0.00	6,250.00	-6,250.00	0.00	6,250.00	-6,250.00	75,000.00
Total 9245 - Roof Repair/Replace Expense	0.00	36,166.63	-36,166.63	0.00	36,166.63	-36,166.63	434,000.00
Total 9300 - Reserves Expenditures	25,200.00	62,366.63	-37,166.63	25,200.00	62,366.63	-37,166.63	748,400.00
Total 9000 - Reserves Activity	127,135.62	119,726.71	7,408.91	127,135.62	119,726.71	7,408.91	1,436,719.97
Total Expense	-41,966.65	-36,166.71	-5,799.94	-41,966.65	-36,166.71	-5,799.94	-433,999.97
Net Income							

Lantana Oceanfront COA
Balance Sheet
 As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	25,250.62
1100 · OPERATING - TDBANK - 7695 - Other	-24,867.38
Total 1100 · OPERATING - TDBANK - 7695	383.24
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	423,830.51
1250 · Checking - VALLEY - 6632	43,410.19
Total 1200 · RESERVES - TDBank & Valley	467,240.70
Total 1000 · Bank Accounts	467,623.94
Total Checking/Savings	467,623.94
Accounts Receivable	
11000 · Accounts Receivable	25,933.42
Total Accounts Receivable	25,933.42
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	-31,001.84
Total Current Assets	462,555.52
TOTAL ASSETS	462,555.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	-87,302.31
Total Accounts Payable	-87,302.31
Other Current Liabilities	
2300 · Liabilities	
2365 · Due to Reserves	72,000.00
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	209,097.10
Total Other Current Liabilities	209,097.10
Total Current Liabilities	121,794.79
Total Liabilities	121,794.79

Lantana Oceanfront COA

Balance Sheet

03/04/25

As of January 31, 2025

Accrual Basis

	Jan 31, 25
Equity	
2500 · Reserves	
2510 · Pooled Reserves	467,678.09
2520 · Assessments - Reserve	476,402.88
2530 · Pooled Interest	19,659.58
2545 · Roof Repair / Replacement	-24,390.62
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	892,491.99
3900 · Retained Earnings	-509,774.61
Net Income	-41,956.65
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Total Equity	340,760.73
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TOTAL LIABILITIES & EQUITY	462,555.52
