



Dependable Property Management, LLC

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Lantana Oceanfront COA, Inc.

MONTHLY REPORTS

February 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

February 2025

| | Feb 25 |
|--|------------------|
| Income | |
| 4000 · Revenues/Income | |
| 4110 · Monthly Maintenance (Oper) | 32,160.00 |
| 4345 · Monthly Reserves Fees | 25,200.00 |
| 4350 · Reserve Interest | 716.24 |
| 4510 · Late & Interest Charges | 5,797.46 |
| 4954 · Returned Check Charges | 45.00 |
| | 63,918.70 |
| Total 4000 · Revenues/Income | 63,918.70 |
| Total Income | 63,918.70 |
| Gross Profit | 63,918.70 |
| Expense | |
| 5000 · Operating Expenses | |
| 5100 · General & Administrative | |
| 5110 · Bank Fees | 20.00 |
| 5115 · Accounting & Audit Fees | 46.66 |
| 5120 · Insurance | |
| 5121 · Policy Premium - General/Flood | 17,907.61 |
| | 17,907.61 |
| Total 5120 · Insurance | 17,907.61 |
| 5175 · Storage Unit (offsite) | 68.51 |
| | 18,042.78 |
| Total 5100 · General & Administrative | 18,042.78 |
| 5300 · Payroll & Professional Fees | |
| 5320 · Management Company | 2,300.00 |
| 5330 · Accounting | -699.00 |
| 5340 · Legal | 332.17 |
| | 1,933.17 |
| Total 5300 · Payroll & Professional Fees | 1,933.17 |
| 6000 · Building - Exterior/Interior | |
| 6100 · Building Repair, Supply, Maint | |
| 6115 · Maintenance Supplies | 1,539.91 |
| | 1,539.91 |
| Total 6100 · Building Repair, Supply, Maint | 1,539.91 |
| 6150 · SA Balconies Expenditures | 120.00 |
| 6210 · Garage Doors & Openers | 860.00 |
| 6410 · Pest Control - Bldg Perimeter | 398.00 |
| 6415 · Rodent Removal / Exclusion | 160.00 |
| 6500 · Fire Safety System | |
| 6520 · Fire Pump Maintenance & Repair | 1,192.00 |
| | 1,192.00 |
| Total 6500 · Fire Safety System | 1,192.00 |
| 6600 · Elevator Contract & Repair | -588.30 |
| | 3,681.61 |
| Total 6000 · Building - Exterior/Interior | 3,681.61 |
| 7000 · Grounds, Pool, & Amenities | |
| 7001 · Landscape & Grounds | |
| 7010 · Lawn Service Contract | 2,736.00 |
| | 2,736.00 |
| Total 7001 · Landscape & Grounds | 2,736.00 |
| 7200 · Pool Expenses | |
| 7220 · Pool & Pumphouse Maintenance | |
| 7240 · Pool Service | 690.00 |
| | 690.00 |
| Total 7220 · Pool & Pumphouse Maintenance | 690.00 |
| Total 7200 · Pool Expenses | 690.00 |
| Total 7000 · Grounds, Pool, & Amenities | 3,426.00 |

Lantana Oceanfront COA

Profit & Loss

February 2025

| | <u>Feb 25</u> |
|---|---------------------------------|
| 8000 · Utilities | |
| 8010 · Electricity | 2,091.60 |
| 8030 · Gas | 42.72 |
| 8040 · Water & Sewer | 5,060.66 |
| 8060 · Phone - Ofc, Internet, Elevatr | 259.19 |
| 8090 · Trash Removal | 1,631.68 |
| | <u>9,085.85</u> |
| Total 8000 · Utilities | 9,085.85 |
| Total 5000 · Operating Expenses | 36,169.41 |
| 9000 · Reserves Activity | |
| 9100 · Contribution to Reserv (BDGT) | |
| 9210 · Pooled Reserve Expense | 25,200.00 |
| 9310 · Reserves Interest Contributed | 716.24 |
| | <u>25,916.24</u> |
| Total 9100 · Contribution to Reserv (BDGT) | 25,916.24 |
| 9300 · Reserves Expenditures | |
| 9215 · Building Painting | |
| 9215.1 · Painting - Residential / CLBHS | 645.00 |
| 9215.2 · Painting - Parapet Walls | 1,400.00 |
| | <u>2,045.00</u> |
| Total 9215 · Building Painting | 2,045.00 |
| 9245 · Roof Repair/Replace Expense | |
| 9245.1 · Mansard Roof Repair / Replc | 37,485.00 |
| | <u>37,485.00</u> |
| Total 9245 · Roof Repair/Replace Expense | 37,485.00 |
| Total 9300 · Reserves Expenditures | 39,530.00 |
| Total 9000 · Reserves Activity | 65,446.24 |
| Total Expense | 101,615.65 |
| Net Income | <u><u>-37,696.95</u></u> |

Lantana Oceanfront COA
Profit & Loss
January through February 2025

| | Jan 25 | Feb 25 | TOTAL |
|---|------------------|------------------|-------------------|
| Income | | | |
| 4000 · Revenues/Income | | | |
| 4110 · Monthly Maintenance (Oper) | 57,360.00 | 57,360.00 | 114,720.00 |
| 4345 · Monthly Reserves Fees | 25,200.00 | 25,200.00 | 50,400.00 |
| 4350 · Reserve Interest | 725.62 | 716.24 | 1,441.86 |
| 4510 · Late & Interest Charges | 1,893.35 | 5,797.46 | 7,690.81 |
| 4954 · Returned Check Charges | 0.00 | 45.00 | 45.00 |
| Total 4000 · Revenues/Income | 85,178.97 | 89,118.70 | 174,297.67 |
| Total Income | 85,178.97 | 89,118.70 | 174,297.67 |
| Gross Profit | 85,178.97 | 89,118.70 | 174,297.67 |
| Expense | | | |
| 5000 · Operating Expenses | | | |
| 5100 · General & Administrative | | | |
| 5110 · Bank Fees | 0.00 | 20.00 | 20.00 |
| 5115 · Accounting & Audit Fees | 0.00 | 46.66 | 46.66 |
| 5120 · Insurance | | | |
| 5121 · Policy Premium - General/Flood | 34,655.22 | 17,907.61 | 52,562.83 |
| 5122 · Flood Insurance Premium | -702.00 | 0.00 | -702.00 |
| Total 5120 · Insurance | 33,953.22 | 17,907.61 | 51,860.83 |
| 5130 · Licenses, Permits, Subscription | | | |
| 5133 · FL Annual Corp Rpt | 384.00 | 0.00 | 384.00 |
| Total 5130 · Licenses, Permits, Subscription | 384.00 | 0.00 | 384.00 |
| 5175 · Storage Unit (offsite) | 68.51 | 68.51 | 137.02 |
| Total 5100 · General & Administrative | 34,405.73 | 18,042.78 | 52,448.51 |
| 5300 · Payroll & Professional Fees | | | |
| 5320 · Management Company | 2,300.00 | 2,300.00 | 4,600.00 |
| 5330 · Accounting | 0.00 | -699.00 | -699.00 |
| 5340 · Legal | -2,206.25 | 332.17 | -1,874.08 |
| 5300 · Payroll & Professional Fees - Other | 7,409.00 | 0.00 | 7,409.00 |
| Total 5300 · Payroll & Professional Fees | 7,502.75 | 1,933.17 | 9,435.92 |
| 6000 · Building - Exterior/Interior | | | |
| 6100 · Building Repair, Supply, Maint | | | |
| 6110 · Maintenance Labor | 6,992.00 | 0.00 | 6,992.00 |
| 6111 · Janitorial Services | 3,744.00 | 0.00 | 3,744.00 |
| 6114 · Maint Tool & Equip(incl GIF Ct) | 1,144.48 | 0.00 | 1,144.48 |
| 6115 · Maintenance Supplies | 427.96 | 1,539.91 | 1,967.87 |
| Total 6100 · Building Repair, Supply, Maint | 12,308.44 | 1,539.91 | 13,848.35 |
| 6150 · SA Balconies Expenditures | 12,047.00 | 120.00 | 12,167.00 |
| 6210 · Garage Doors & Openers | 965.00 | 860.00 | 1,825.00 |
| 6410 · Pest Control - Bldg Perimeter | 398.00 | 398.00 | 796.00 |
| 6415 · Rodent Removal / Exclusion | 160.00 | 160.00 | 320.00 |
| 6500 · Fire Safety System | | | |
| 6520 · Fire Pump Maintenance & Repair | 14,841.45 | 1,192.00 | 16,033.45 |
| Total 6500 · Fire Safety System | 14,841.45 | 1,192.00 | 16,033.45 |
| 6600 · Elevator Contract & Repair | 6,705.07 | -588.30 | 6,116.77 |
| Total 6000 · Building - Exterior/Interior | 47,424.96 | 3,681.61 | 51,106.57 |
| 7000 · Grounds, Pool, & Amenities | | | |
| 7001 · Landscape & Grounds | | | |
| 7010 · Lawn Service Contract | 2,736.00 | 2,736.00 | 5,472.00 |
| Total 7001 · Landscape & Grounds | 2,736.00 | 2,736.00 | 5,472.00 |

Lantana Oceanfront COA
Profit & Loss
January through February 2025

03/25/25

Accrual Basis

| | Jan 25 | Feb 25 | TOTAL |
|---|-------------------|-------------------|-------------------|
| 7200 · Pool Expenses | | | |
| 7220 · Pool & Pumhouse Maintenance | | | |
| 7221 · Pool Repairs & Supplies | 251.45 | 0.00 | 251.45 |
| 7240 · Pool Service | 690.00 | 690.00 | 1,380.00 |
| Total 7220 · Pool & Pumhouse Maintenance | 941.45 | 690.00 | 1,631.45 |
| Total 7200 · Pool Expenses | 941.45 | 690.00 | 1,631.45 |
| Total 7000 · Grounds, Pool, & Amenities | 3,677.45 | 3,428.00 | 7,103.45 |
| 8000 · Utilities | | | |
| 8010 · Electricity | 1,743.66 | 2,091.60 | 3,835.26 |
| 8030 · Gas | 40.92 | 42.72 | 83.64 |
| 8040 · Water & Sewer | 5,249.26 | 5,060.66 | 10,309.92 |
| 8060 · Phone - Ofc, Internet, Elevatr | 259.21 | 259.19 | 518.40 |
| 8090 · Trash Removal | 1,631.68 | 1,631.68 | 3,263.36 |
| Total 8000 · Utilities | 8,924.73 | 9,085.85 | 18,010.58 |
| Total 5000 · Operating Expenses | 101,935.62 | 36,169.41 | 138,105.03 |
| 9000 · Reserves Activity | | | |
| 9100 · Contribution to Reserv (BDGT) | | | |
| 9210 · Pooled Reserve Expense | 25,200.00 | 25,200.00 | 50,400.00 |
| 9310 · Reserves Interest Contributed | 725.62 | 716.24 | 1,441.86 |
| Total 9100 · Contribution to Reserv (BDGT) | 25,925.62 | 25,916.24 | 51,841.86 |
| 9300 · Reserves Expenditures | | | |
| 9215 · Building Painting | | | |
| 9215.1 · Painting - Residential / CLBHS | 0.00 | 645.00 | 645.00 |
| 9215.2 · Painting - Parapet Walls | 0.00 | 1,400.00 | 1,400.00 |
| Total 9215 · Building Painting | 0.00 | 2,045.00 | 2,045.00 |
| 9245 · Roof Repair/Replace Expense | | | |
| 9245.1 · Mansard Roof Repair / Replc | 0.00 | 37,485.00 | 37,485.00 |
| Total 9245 · Roof Repair/Replace Expense | 0.00 | 37,485.00 | 37,485.00 |
| Total 9300 · Reserves Expenditures | 0.00 | 39,530.00 | 39,530.00 |
| Total 9000 · Reserves Activity | 25,925.62 | 65,446.24 | 91,371.86 |
| Total Expense | 127,861.24 | 101,615.65 | 229,476.89 |
| Net Income | -42,682.27 | -12,496.95 | -55,179.22 |

Lantana Oceanfront COA Profit & Loss Budget Performance February 2025

Accrual Basis

| | Feb 25 | Budget | \$ Over Budget | Jan - Feb 25 | YTD Budget | \$ Over Budget | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| Income | | | | | | | |
| 4000 - Revenues/Income | | | | | | | |
| 4110 - Monthly Maintenance (Oper) | 32,160.00 | 57,360.00 | -25,200.00 | 89,520.00 | 114,720.00 | -25,200.00 | 688,320.00 |
| 4345 - Monthly Reserves Fees | 25,200.00 | 25,200.00 | 0.00 | 50,400.00 | 50,400.00 | 0.00 | 302,400.00 |
| 4350 - Reserve Interest | 716.24 | 1,000.00 | -283.76 | 1,441.86 | 2,000.00 | -558.14 | 12,000.00 |
| 4510 - Late & Interest Charges | 5,797.46 | | | 7,690.81 | | | |
| 4854 - Returned Check Charges | 45.00 | | | 45.00 | | | |
| Total 4000 - Revenues/Income | 63,918.70 | 83,560.00 | -19,641.30 | 149,097.67 | 167,120.00 | -18,022.33 | 1,002,720.00 |
| Total Income | 63,918.70 | 83,560.00 | -19,641.30 | 149,097.67 | 167,120.00 | -18,022.33 | 1,002,720.00 |
| Gross Profit | 63,918.70 | 83,560.00 | -19,641.30 | 149,097.67 | 167,120.00 | -18,022.33 | 1,002,720.00 |
| Expense | | | | | | | |
| 5000 - Operating Expenses | | | | | | | |
| 5100 - General & Administrative | | | | | | | |
| 5110 - Bank Fees | 20.00 | 45.83 | -25.83 | 20.00 | 91.70 | -71.70 | 550.00 |
| 5115 - Accounting & Audit Fees | 46.66 | 363.33 | -316.67 | 46.66 | 766.70 | -720.04 | 4,600.00 |
| 5120 - Insurance | | | | | | | |
| 5121 - Policy Premium - General/Flood | 17,907.61 | 17,666.67 | 240.94 | 52,562.83 | 35,333.30 | 17,229.53 | 212,000.00 |
| 5122 - Flood Insurance Premium | 0.00 | 2,333.33 | -2,333.33 | -702.00 | 4,666.70 | -5,368.70 | 28,000.00 |
| Total 5120 - Insurance | 17,907.61 | 20,000.00 | -2,092.39 | 51,860.83 | 40,000.00 | 11,860.83 | 240,000.00 |
| 5130 - Licenses, Permits, Subscription | | | | | | | |
| 5131 - Elevator Licenses / Inspections | 0.00 | 75.00 | -75.00 | 0.00 | 150.00 | -150.00 | 900.00 |
| 5132 - Pool Permits | 0.00 | 29.17 | -29.17 | 0.00 | 58.30 | -58.30 | 350.00 |
| 5133 - FL Annual Corp Rpt | 0.00 | 8.33 | -8.33 | 384.00 | 16.70 | 367.30 | 100.00 |
| 5134 - Membership Dues | 0.00 | 7.08 | -7.08 | 0.00 | 14.20 | -14.20 | 85.00 |
| 5135 - Website & Admin Subscripts | 0.00 | 25.00 | -25.00 | 0.00 | 50.00 | -50.00 | 300.00 |
| Total 5130 - Licenses, Permits, Subscription | 0.00 | 144.58 | -144.58 | 384.00 | 289.20 | 94.80 | 1,735.00 |
| 5160 - Office Supplies | 0.00 | 275.00 | -275.00 | 0.00 | 550.00 | -550.00 | 3,300.00 |
| 5175 - Storage Unit (offsite) | 68.51 | 69.17 | -0.66 | 137.02 | 138.30 | -1.28 | 830.00 |
| 5180 - Miscellaneous Expense | 0.00 | 83.33 | -83.33 | 0.00 | 166.70 | -166.70 | 1,000.00 |
| Total 5100 - General & Administrative | 18,042.78 | 21,001.24 | -2,958.46 | 52,448.51 | 42,002.60 | 10,445.91 | 252,015.00 |
| 5300 - Payroll & Professional Fees | | | | | | | |
| 5320 - Management Company | 2,300.00 | 2,300.00 | 0.00 | 4,600.00 | 4,600.00 | 0.00 | 27,600.00 |
| 5330 - Accounting | -698.00 | | | -698.00 | | | |
| 5340 - Legal | 332.17 | 416.67 | -84.50 | -1,874.08 | 833.30 | -2,707.38 | 5,000.00 |
| 5300 - Payroll & Professional Fees - Other | 0.00 | | | 7,409.00 | | | |
| Total 5300 - Payroll & Professional Fees | 1,933.17 | 2,716.67 | -783.50 | 9,435.92 | 5,433.30 | 4,002.62 | 32,600.00 |
| 6000 - Building - Exterior/Interior | | | | | | | |
| 6100 - Building Repair, Supply, Maint | | | | | | | |
| 6110 - Maintenance Labor | 0.00 | 6,933.33 | -6,933.33 | 6,992.00 | 13,686.70 | -6,874.70 | 83,200.00 |
| 6111 - Janitorial Services | 0.00 | 3,605.33 | -3,605.33 | 3,744.00 | 7,210.70 | -3,466.70 | 43,284.00 |
| 6112 - General Maintenance Repair | 0.00 | 1,083.33 | -1,083.33 | 0.00 | 2,166.70 | -2,166.70 | 13,000.00 |
| 6114 - Maint Tool & Equip(Incl Gif Ct) | 0.00 | 83.33 | -83.33 | 1,144.48 | 166.70 | 977.78 | 1,000.00 |
| 6115 - Maintenance Supplies | 1,539.91 | 633.33 | 706.58 | 1,967.87 | 1,666.70 | 301.17 | 10,000.00 |
| 6116 - Janitorial Supplies | 0.00 | 416.67 | -416.67 | 0.00 | 833.30 | -833.30 | 5,000.00 |
| Total 6100 - Building Repair, Supply, Maint | 1,539.91 | 12,955.32 | -11,415.41 | 13,946.35 | 25,910.80 | -12,062.45 | 155,464.00 |
| 6160 - SA Balconies Expenditures | 120.00 | | | 12,167.00 | | | |
| 6200 - Roof Repairs | 0.00 | 291.67 | -291.67 | 0.00 | 583.30 | -583.30 | 3,500.00 |
| 6210 - Garage Doors & Openers | 860.00 | 333.33 | 526.67 | 1,825.00 | 666.70 | 1,158.30 | 4,000.00 |
| 6410 - Pest Control - Bldg Perimeter | 386.00 | 383.33 | 14.67 | 796.00 | 766.70 | 29.30 | 4,500.00 |
| 6415 - Rodent Removal / Exclusion | 160.00 | 208.33 | -48.33 | 320.00 | 416.70 | -96.70 | 2,500.00 |

Lantana Oceanfront COA Profit & Loss Budget Performance February 2025

Accrual Basis

| | Feb 25 | Budget | \$ Over Budget | Jan - Feb 25 | YTD Budget | \$ Over Budget | Annual Budget |
|--|------------------|------------------|-------------------|-------------------|-------------------|------------------|-------------------|
| 6500 - Fire Safety System | | | | | | | |
| 6510 - Fire Alarm Monitor | 0.00 | 686.67 | -686.67 | 0.00 | 1,333.30 | -1,333.30 | 8,000.00 |
| 6520 - Fire Pump Maintenance & Repair | 1,192.00 | 1,000.00 | 192.00 | 16,033.45 | 2,000.00 | 14,033.45 | 12,000.00 |
| Total 6500 - Fire Safety System | 1,192.00 | 1,686.67 | -474.67 | 16,033.45 | 3,333.30 | 12,700.15 | 20,000.00 |
| 6600 - Elevator Contract & Repair | -588.30 | 2,666.67 | -3,254.97 | 6,116.77 | 5,333.30 | 783.47 | 32,000.00 |
| Total 6000 - Building - Exterior/Interior | 3,661.61 | 18,505.32 | -14,823.71 | 51,106.57 | 37,010.80 | 14,085.77 | 222,064.00 |
| 7000 - Grounds, Pool, & Amenities | | | | | | | |
| 7001 - Landscapes & Grounds | | | | | | | |
| 7010 - Lawn Service Contract | 2,736.00 | 2,875.00 | -139.00 | 5,472.00 | 5,750.00 | -278.00 | 34,500.00 |
| 7015 - Tree Trim, Shrubs, & Sea Grapes | 0.00 | 375.00 | -375.00 | 0.00 | 750.00 | -750.00 | 4,500.00 |
| 7020 - Landscape Improvements | 0.00 | 303.42 | -303.42 | 0.00 | 606.80 | -606.80 | 3,641.00 |
| 7030 - Dune Trimming | 0.00 | 1,083.33 | -1,083.33 | 0.00 | 2,166.70 | -2,166.70 | 13,000.00 |
| 7060 - Irrigation Repairs & Maint. | 0.00 | 250.00 | -250.00 | 0.00 | 500.00 | -500.00 | 3,000.00 |
| 7080 - Fertilizer & Pest Control | 0.00 | 166.67 | -166.67 | 0.00 | 333.30 | -333.30 | 2,000.00 |
| Total 7001 - Landscape & Grounds | 2,736.00 | 5,053.42 | -2,317.42 | 5,472.00 | 10,106.80 | -4,634.80 | 60,641.00 |
| 7200 - Pool Expenses | | | | | | | |
| 7220 - Pool & Pumphouse Maintenance | | | | | | | |
| 7221 - Pool Repairs & Supplies | 0.00 | 416.67 | -416.67 | 251.45 | 833.30 | -581.85 | 5,000.00 |
| 7240 - Pool Service | 690.00 | 863.33 | -67.33 | 1,380.00 | 1,366.67 | 13.33 | 8,199.97 |
| Total 7220 - Pool & Pumphouse Maintenance | 690.00 | 1,100.00 | -410.00 | 1,631.45 | 2,199.97 | -568.52 | 13,199.97 |
| Total 7200 - Pool Expenses | 690.00 | 1,100.00 | -410.00 | 1,631.45 | 2,199.97 | -568.52 | 13,199.97 |
| Total 7000 - Grounds, Pool, & Amenities | 3,426.00 | 6,153.42 | -2,727.42 | 7,103.45 | 12,306.77 | -5,203.32 | 73,840.97 |
| 8000 - Utilities | | | | | | | |
| 8010 - Electricity | 2,091.60 | 2,000.00 | 91.60 | 3,635.26 | 4,000.00 | -164.74 | 24,000.00 |
| 8030 - Gas | 42.72 | 41.67 | 1.05 | 83.64 | 83.30 | 0.34 | 500.00 |
| 8040 - Water & Sewer | 5,060.66 | 4,916.67 | 143.99 | 10,309.92 | 9,833.30 | 476.62 | 59,000.00 |
| 8060 - Phone - Ofc, Internet, Elevatr | 259.19 | 275.00 | -15.81 | 518.40 | 550.00 | -31.60 | 3,300.00 |
| 8090 - Trash Removal | 1,631.68 | 1,750.00 | -118.32 | 3,263.36 | 3,500.00 | -236.64 | 21,000.00 |
| Total 8000 - Utilities | 9,065.85 | 8,983.34 | 102.51 | 18,010.58 | 17,966.60 | 43.98 | 107,800.00 |
| Total 5000 - Operating Expenses | 36,169.41 | 57,369.99 | -21,190.58 | 138,105.03 | 114,720.07 | 23,384.96 | 686,319.97 |
| 9000 - Reserves Activity | | | | | | | |
| 9100 - Contribution to Reserv (BDGT) | | | | | | | |
| 9210 - Pooled Reserve Expense | 25,200.00 | 25,200.00 | 0.00 | 50,400.00 | 50,400.00 | 0.00 | 302,400.00 |
| 9310 - Reserves Interest Contributed | 716.24 | 1,000.00 | -283.76 | 1,441.86 | 2,000.00 | -558.14 | 12,000.00 |
| Total 9100 - Contribution to Reserv (BDGT) | 25,916.24 | 26,200.00 | -283.76 | 51,841.86 | 52,400.00 | -558.14 | 314,400.00 |
| 9300 - Reserves Expenditures | | | | | | | |
| 9215 - Building Painting | | | | | | | |
| 9215.1 - Painting - Residential / CLBHS | 645.00 | 4,916.67 | -4,271.67 | 645.00 | 9,833.30 | -9,188.30 | 59,000.00 |
| 9215.2 - Painting - Parapet Walls | 1,400.00 | | | 1,400.00 | | | |
| Total 9215 - Building Painting | 2,045.00 | 4,916.67 | -2,871.67 | 2,045.00 | 9,833.30 | -7,788.30 | 59,000.00 |
| 9230 - Elevator Modernization Expense | 0.00 | 25,000.00 | -25,000.00 | 0.00 | 50,000.00 | -50,000.00 | 300,000.00 |

Lantana Oceanfront COA Profit & Loss Budget Performance February 2025

| | Feb 25 | Budget | \$ Over Budget | Jan - Feb 25 | YTD Budget | \$ Over Budget | Annual Budget |
|--|------------|------------|----------------|--------------|------------|----------------|---------------|
| 9245 - Roof Repair/Replace Expense | 37,485.00 | 6,250.00 | 31,235.00 | 37,485.00 | 12,500.00 | 24,985.00 | 75,000.00 |
| 9245.1 - Mansard Roof Repair / Replc | 37,485.00 | 6,250.00 | 31,235.00 | 37,485.00 | 12,500.00 | 24,985.00 | 75,000.00 |
| Total 9245 - Roof Repair/Replace Expense | 39,530.00 | 36,166.67 | 3,363.33 | 39,530.00 | 72,333.30 | -32,803.30 | 434,000.00 |
| Total 9300 - Reserves Expenditures | 65,446.24 | 62,366.67 | 3,079.57 | 91,371.96 | 124,733.30 | -33,361.44 | 748,400.00 |
| Total 9000 - Reserves Activity | 101,615.65 | 119,726.66 | -18,111.01 | 229,476.89 | 239,453.37 | -9,976.48 | 1,436,719.97 |
| Total Expense | -37,686.85 | -36,166.66 | -1,520.29 | -80,379.22 | -72,333.37 | -8,045.85 | -433,999.97 |
| Net Income | | | | | | | |

Lantana Oceanfront COA Profit & Loss by Class

February 2025

| | Operating | Reserves | TOTAL |
|--|------------------|------------------|------------------|
| Income | | | |
| 4000 · Revenues/Income | | | |
| 4110 · Monthly Maintenance (Oper) | 32,160.00 | 0.00 | 32,160.00 |
| 4345 · Monthly Reserves Fees | 0.00 | 25,200.00 | 25,200.00 |
| 4350 · Reserve Interest | 0.00 | 716.24 | 716.24 |
| 4510 · Late & Interest Charges | 5,797.46 | 0.00 | 5,797.46 |
| 4854 · Returned Check Charges | 45.00 | 0.00 | 45.00 |
| Total 4000 · Revenues/Income | 38,002.46 | 25,916.24 | 63,918.70 |
| Total Income | 38,002.46 | 25,916.24 | 63,918.70 |
| Gross Profit | 38,002.46 | 25,916.24 | 63,918.70 |
| Expense | | | |
| 5000 · Operating Expenses | | | |
| 5100 · General & Administrative | | | |
| 5110 · Bank Fees | 20.00 | 0.00 | 20.00 |
| 5115 · Accounting & Audit Fees | 46.66 | 0.00 | 46.66 |
| 5120 · Insurance | | | |
| 5121 · Policy Premium - General/Flood | 17,907.61 | 0.00 | 17,907.61 |
| Total 5120 · Insurance | 17,907.61 | 0.00 | 17,907.61 |
| 5175 · Storage Unit (offsite) | 68.51 | 0.00 | 68.51 |
| Total 5100 · General & Administrative | 18,042.78 | 0.00 | 18,042.78 |
| 5300 · Payroll & Professional Fees | | | |
| 5320 · Management Company | 2,300.00 | 0.00 | 2,300.00 |
| 5330 · Accounting | -699.00 | 0.00 | -699.00 |
| 5340 · Legal | 332.17 | 0.00 | 332.17 |
| Total 5300 · Payroll & Professional Fees | 1,933.17 | 0.00 | 1,933.17 |
| 6000 · Building - Exterior/Interior | | | |
| 6100 · Building Repair, Supply, Maint | | | |
| 6115 · Maintenance Supplies | 1,539.91 | 0.00 | 1,539.91 |
| Total 6100 · Building Repair, Supply, Maint | 1,539.91 | 0.00 | 1,539.91 |
| 6150 · SA Balconies Expenditures | 120.00 | 0.00 | 120.00 |
| 6210 · Garage Doors & Openers | 860.00 | 0.00 | 860.00 |
| 6410 · Pest Control - Bldg Perimeter | 398.00 | 0.00 | 398.00 |
| 6415 · Rodent Removal / Exclusion | 160.00 | 0.00 | 160.00 |
| 6500 · Fire Safety System | | | |
| 6520 · Fire Pump Maintenance & Repair | 1,192.00 | 0.00 | 1,192.00 |
| Total 6500 · Fire Safety System | 1,192.00 | 0.00 | 1,192.00 |
| 6600 · Elevator Contract & Repair | -588.30 | 0.00 | -588.30 |
| Total 6000 · Building - Exterior/Interior | 3,681.61 | 0.00 | 3,681.61 |
| 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 | 690.00 | 0.00 | 690.00 |
| Total 7220 · Pool & Pumphouse Maintenance | 690.00 | 0.00 | 690.00 |
| Total 7200 · Pool Expenses | 690.00 | 0.00 | 690.00 |
| Total 7000 · Grounds, Pool, & Amenities | 3,426.00 | 0.00 | 3,426.00 |
| 8000 · Utilities | | | |
| 8010 · Electricity | 2,091.60 | 0.00 | 2,091.60 |
| 8030 · Gas | 42.72 | 0.00 | 42.72 |
| 8040 · Water & Sewer | 5,060.66 | 0.00 | 5,060.66 |
| 8060 · Phone - Ofc, Internet, Elevatr | 259.19 | 0.00 | 259.19 |
| 8090 · Trash Removal | 1,631.68 | 0.00 | 1,631.68 |
| Total 8000 · Utilities | 9,085.85 | 0.00 | 9,085.85 |
| Total 5000 · Operating Expenses | 36,169.41 | 0.00 | 36,169.41 |
| 9000 · Reserves Activity | | | |
| 9100 · Contribution to Reserv (BDGT) | | | |
| 9210 · Pooled Reserve Expense | 0.00 | 25,200.00 | 25,200.00 |
| 9310 · Reserves Interest Contributed | 0.00 | 716.24 | 716.24 |
| Total 9100 · Contribution to Reserv (BDGT) | 0.00 | 25,916.24 | 25,916.24 |
| 9300 · Reserves Expenditures | | | |
| 9215 · Building Painting | | | |
| 9215.1 · Painting - Residential / CLBHS | 645.00 | 0.00 | 645.00 |
| 9215.2 · Painting - Parapet Walls | 1,400.00 | 0.00 | 1,400.00 |
| Total 9215 · Building Painting | 2,045.00 | 0.00 | 2,045.00 |

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Accrual Basis

Lantana Oceanfront COA Profit & Loss by Class

February 2025

| | <u>Operating</u> | <u>Reserves</u> | <u>TOTAL</u> |
|--|------------------|-----------------|--------------|
| 9245 · Roof Repair/Replace Expense | | | |
| 9245.1 · Mansard Roof Repair / Replc | 0.00 | 37,485.00 | 37,485.00 |
| Total 9245 · Roof Repair/Replace Expense | 0.00 | 37,485.00 | 37,485.00 |
| Total 9300 · Reserves Expenditures | 2,045.00 | 37,485.00 | 39,530.00 |
| Total 9000 · Reserves Activity | 2,045.00 | 63,401.24 | 65,446.24 |
| Total Expense | 38,214.41 | 63,401.24 | 101,615.65 |
| Net Income | -211.95 | -37,485.00 | -37,696.95 |

Lantana Oceanfront COA Profit & Loss by Class

January through February 2025

| | Operating | Reserves | TOTAL |
|--|-------------------|------------------|-------------------|
| Income | | | |
| 4000 · Revenues/Income | | | |
| 4110 · Monthly Maintenance (Oper) | 114,720.00 | 0.00 | 114,720.00 |
| 4345 · Monthly Reserves Fees | 0.00 | 50,400.00 | 50,400.00 |
| 4350 · Reserve Interest | 0.00 | 1,441.86 | 1,441.86 |
| 4510 · Late & Interest Charges | 7,690.81 | 0.00 | 7,690.81 |
| 4954 · Returned Check Charges | 45.00 | 0.00 | 45.00 |
| Total 4000 · Revenues/Income | 122,455.81 | 51,841.86 | 174,297.67 |
| Total Income | 122,455.81 | 51,841.86 | 174,297.67 |
| Gross Profit | 122,455.81 | 51,841.86 | 174,297.67 |
| Expense | | | |
| 5000 · Operating Expenses | | | |
| 5100 · General & Administrative | | | |
| 5110 · Bank Fees | 20.00 | 0.00 | 20.00 |
| 5115 · Accounting & Audit Fees | 46.65 | 0.00 | 46.65 |
| 5120 · Insurance | | | |
| 5121 · Policy Premium - General/Flood | 52,562.83 | 0.00 | 52,562.83 |
| 5122 · Flood Insurance Premium | -702.00 | 0.00 | -702.00 |
| Total 5120 · Insurance | 51,860.83 | 0.00 | 51,860.83 |
| 5130 · Licenses, Permits, Subscription | | | |
| 5133 · FL Annual Corp Rpt | 384.00 | 0.00 | 384.00 |
| Total 5130 · Licenses, Permits, Subscription | 384.00 | 0.00 | 384.00 |
| 5175 · Storage Unit (offsite) | 137.02 | 0.00 | 137.02 |
| Total 5100 · General & Administrative | 52,448.51 | 0.00 | 52,448.51 |
| 5300 · Payroll & Professional Fees | | | |
| 5320 · Management Company | 4,600.00 | 0.00 | 4,600.00 |
| 5330 · Accounting | -699.00 | 0.00 | -699.00 |
| 5340 · Legal | -1,874.08 | 0.00 | -1,874.08 |
| 5300 · Payroll & Professional Fees - Other | 7,409.00 | 0.00 | 7,409.00 |
| Total 5300 · Payroll & Professional Fees | 9,435.92 | 0.00 | 9,435.92 |
| 6000 · Building - Exterior/Interior | | | |
| 6100 · Building Repair, Supply, Maint | | | |
| 6110 · Maintenance Labor | 6,992.00 | 0.00 | 6,992.00 |
| 6111 · Janitorial Services | 3,744.00 | 0.00 | 3,744.00 |
| 6114 · Maint Tool & Equip(Incl Gif Ct) | 1,144.48 | 0.00 | 1,144.48 |
| 6115 · Maintenance Supplies | 1,593.38 | 374.49 | 1,967.87 |
| Total 6100 · Building Repair, Supply, Maint | 13,473.86 | 374.49 | 13,848.35 |
| 6150 · SA Balcones Expenditures | 12,167.00 | 0.00 | 12,167.00 |
| 6210 · Garage Doors & Openers | 1,825.00 | 0.00 | 1,825.00 |
| 6410 · Pest Control - Bldg Perimeter | 796.00 | 0.00 | 796.00 |
| 6415 · Rodent Removal / Exclusion | 320.00 | 0.00 | 320.00 |
| 6500 · Fire Safety System | | | |
| 6520 · Fire Pump Maintenance & Repair | 16,033.45 | 0.00 | 16,033.45 |
| Total 6500 · Fire Safety System | 16,033.45 | 0.00 | 16,033.45 |
| 6600 · Elevator Contract & Repair | 6,116.77 | 0.00 | 6,116.77 |
| Total 6000 · Building - Exterior/Interior | 50,732.08 | 374.49 | 51,106.57 |
| 7000 · Grounds, Pool, & Amenities | | | |
| 7001 · Landscape & Grounds | | | |
| 7010 · Lawn Service Contract | 5,472.00 | 0.00 | 5,472.00 |
| Total 7001 · Landscape & Grounds | 5,472.00 | 0.00 | 5,472.00 |
| 7200 · Pool Expenses | | | |
| 7220 · Pool & Pumphouse Maintenance | | | |
| 7221 · Pool Repairs & Supplies | 251.45 | 0.00 | 251.45 |
| 7240 · Pool Service | 1,380.00 | 0.00 | 1,380.00 |
| Total 7220 · Pool & Pumphouse Maintenance | 1,631.45 | 0.00 | 1,631.45 |
| Total 7200 · Pool Expenses | 1,631.45 | 0.00 | 1,631.45 |
| Total 7000 · Grounds, Pool, & Amenities | 7,103.45 | 0.00 | 7,103.45 |
| 8000 · Utilities | | | |
| 8010 · Electricity | 3,835.26 | 0.00 | 3,835.26 |
| 8030 · Gas | 83.64 | 0.00 | 83.64 |
| 8040 · Water & Sewer | 10,309.92 | 0.00 | 10,309.92 |
| 8060 · Phone - Ofc, Internet, Elevatr | 518.40 | 0.00 | 518.40 |
| 8090 · Trash Removal | 3,263.36 | 0.00 | 3,263.36 |
| Total 8000 · Utilities | 18,010.58 | 0.00 | 18,010.58 |
| Total 5000 · Operating Expenses | 137,730.54 | 374.49 | 138,105.03 |

Lantana Oceanfront COA Profit & Loss by Class

January through February 2025

| | Operating | Reserves | TOTAL |
|---|-------------------|-------------------|-------------------|
| 9000 · Reserves Activity | | | |
| 9100 · Contribution to Reserv (BDGT) | | | |
| 9210 · Pooled Reserve Expense | 0.00 | 50,400.00 | 50,400.00 |
| 9310 · Reserves Interest Contributed | 0.00 | 1,441.86 | 1,441.86 |
| Total 9100 · Contribution to Reserv (BDGT) | 0.00 | 51,841.86 | 51,841.86 |
| 9300 · Reserves Expenditures | | | |
| 9215 · Building Painting | | | |
| 9215.1 · Painting - Residential / CLBHS | 645.00 | 0.00 | 645.00 |
| 9215.2 · Painting - Parapet Walls | 1,400.00 | 0.00 | 1,400.00 |
| Total 9215 · Building Painting | 2,045.00 | 0.00 | 2,045.00 |
| 9245 · Roof Repair/Replace Expense | | | |
| 9245.1 · Mansard Roof Repair / Replc | 0.00 | 37,485.00 | 37,485.00 |
| Total 9245 · Roof Repair/Replace Expense | 0.00 | 37,485.00 | 37,485.00 |
| Total 9300 · Reserves Expenditures | 2,045.00 | 37,485.00 | 39,530.00 |
| Total 9000 · Reserves Activity | 2,045.00 | 89,326.86 | 91,371.86 |
| Total Expense | 139,775.54 | 89,701.35 | 229,476.89 |
| Net Income | -17,319.73 | -37,859.49 | -55,179.22 |

Lantana Oceanfront COA

Balance Sheet

As of February 28, 2025

| | Feb 28, 25 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Bank Accounts | |
| 1100 · OPERATING - TDBANK - 7695 | |
| 1110 · Operating - Checking | 97,231.81 |
| 1100 · OPERATING - TDBANK - 7695 - Other | -24,867.38 |
| Total 1100 · OPERATING - TDBANK - 7695 | 72,364.43 |
| 1200 · RESERVES - TDBank & Valley | |
| 1210 · Mkt TDBank - Pooled RSV - 8031 | 374,463.42 |
| 1250 · Checking - VALLEY - 6632 | 43,493.52 |
| Total 1200 · RESERVES - TDBank & Valley | 417,956.94 |
| Total 1000 · Bank Accounts | 490,321.37 |
| Total Checking/Savings | 490,321.37 |
| Accounts Receivable | |
| 11000 · Accounts Receivable | 9,659.67 |
| Total Accounts Receivable | 9,659.67 |
| 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 | 468,979.20 |
| TOTAL ASSETS | 468,979.20 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · A/P - Master Accounts Payable | -68,450.14 |
| Total Accounts Payable | -68,450.14 |
| 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 | 140,646.96 |
| Total Liabilities | 140,646.96 |

Lantana Oceanfront COA
Balance Sheet
As of February 28, 2025

| | <u>Feb 28, 25</u> |
|---------------------------------------|-------------------|
| Equity | |
| 2500 · Reserves | |
| 2510 · Pooled Reserves | 492,878.09 |
| 2520 · Assessments - Reserve | 476,402.88 |
| 2530 · Pooled Interest | 21,101.44 |
| 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 |
| | <hr/> |
| Total 2500 · Reserves | 919,133.85 |
| 3900 · Retained Earnings | -510,422.39 |
| Net Income | -80,379.22 |
| | <hr/> |
| Total Equity | 328,332.24 |
| | <hr/> |
| TOTAL LIABILITIES & EQUITY | 468,979.20 |
| | <hr/> <hr/> |