



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

April 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
April 2025

	Apr 25
Income	
4000 · Revenues/Income	
4110 · Monthly Maintenance (Oper)	30,367.50
4345 · Monthly Reserves Fees	24,412.50
4350 · Reserve Interest	551.80
Total 4000 · Revenues/Income	55,331.80
Total Income	55,331.80
Gross Profit	55,331.80
Expense	
5000 · Operating Expenses	
5100 · General & Administrative	
5120 · Insurance	
5121 · Policy Premium - General/Flood	17,907.61
Total 5120 · Insurance	17,907.61
5130 · Licenses, Permits, Subscription	
5131 · Elevator Licenses / Inspections	75.00
Total 5130 · Licenses, Permits, Subscription	75.00
5175 · Storage Unit (offsite)	68.51
Total 5100 · General & Administrative	18,051.12
5300 · Payroll & Professional Fees	
5320 · Management Company	2,300.00
Total 5300 · Payroll & Professional Fees	2,300.00
6000 · Building - Exterior/Interior	
6100 · Building Repair, Supply, Maint	
6110 · Maintenance Labor	13,497.00
6111 · Janitorial Services	7,280.00
6112 · General Maintenance Repair	300.00
6114 · Maint Tool & Equip(incl GIF Ct)	498.58
6100 · Building Repair, Supply, Maint - Other	270.44
Total 6100 · Building Repair, Supply, Maint	21,846.02
6440 · Pest Control - Bldg Perimeter	398.00
6415 · Rodent Removal / Exclusion	160.00
6500 · Fire Safety System	
6510 · Fire Alarm Monitor	4,310.00
6520 · Fire Pump Maintenance & Repair	3,208.82
Total 6500 · Fire Safety System	7,518.82
6600 · Elevator Contract & Repair	3,118.00
Total 6000 · Building - Exterior/Interior	33,040.84
7000 · Grounds, Pool, & Amenities	
7001 · Landscape & Grounds	
7010 · Lawn Service Contract	2,736.00
7020 · Landscape Improvements	2,100.00
Total 7001 · Landscape & Grounds	4,836.00

Lantana Oceanfront COA

Profit & Loss

April 2025

	Apr 25
7200 · Pool Expenses	
7220 · Pool & Pumphouse Maintenance	
7240 · Pool Service	690.00
Total 7220 · Pool & Pumphouse Maintenance	690.00
Total 7200 · Pool Expenses	690.00
Total 7000 · Grounds, Pool, & Amenities	5,526.00
8000 · Utilities	
8010 · Electricity	4,030.85
8030 · Gas	42.72
8040 · Water & Sewer	5,289.21
8060 · Phone - Ofc, Internet, Elevatr	259.30
8090 · Trash Removal	1,699.84
Total 8000 · Utilities	11,321.92
Total 5000 · Operating Expenses	70,239.88
9000 · Reserves Activity	
9100 · Contribution to Reserv (BDGT)	
9210 · Pooled Reserve Expense	25,200.00
9310 · Reserves Interest Contributed	551.80
Total 9100 · Contribution to Reserv (BDGT)	25,751.80
Total 9000 · Reserves Activity	25,751.80
Total Expense	95,991.68
Net Income	-40,659.88

Lantana Oceanfront COA Profit & Loss

January through April 2025

	Jan 25	Feb 25	Mar 25	Apr 25	TOTAL
Income					
4000 · Revenues/Income					
4110 · Monthly Maintenance (Oper)	57,360.00	57,360.00	32,160.00	30,367.50	177,247.50
4345 · Monthly Reserves Fees	25,200.00	25,200.00	25,200.00	24,412.50	100,012.50
4350 · Reserve Interest	725.62	716.24	665.21	551.80	2,658.87
4510 · Late & Interest Charges	1,893.35	5,797.46	0.00	0.00	7,690.81
4948 · Common Area Keys	0.00	0.00	50.00	0.00	50.00
4954 · Returned Check Charges	0.00	45.00	0.00	0.00	45.00
Total 4000 · Revenues/Income	85,178.97	89,118.70	58,075.21	55,331.80	287,704.68
Total Income	85,178.97	89,118.70	58,075.21	55,331.80	287,704.68
Gross Profit	85,178.97	89,118.70	58,075.21	55,331.80	287,704.68
Expense					
5000 · Operating Expenses					
5100 · General & Administrative					
5110 · Bank Fees	0.00	0.65	0.00	0.00	0.65
5115 · Accounting & Audit Fees	0.00	0.00	6,919.70	0.00	6,919.70
5120 · Insurance					
5121 · Policy Premium - General/Flood	34,655.22	17,907.61	17,907.61	17,907.61	88,378.05
5122 · Flood Insurance Premium	-702.00	0.00	0.00	0.00	-702.00
5218 · Insurance Event 01APR2024					
5218.1 · Insurance Event 01APR2024	0.00	0.00	919.00	0.00	919.00
Total 5218 · Insurance Event 01APR2024	0.00	0.00	919.00	0.00	919.00
Total 5120 · Insurance	33,953.22	17,907.61	18,826.61	17,907.61	88,595.05
5130 · Licenses, Permits, Subscription					
5131 · Elevator Licenses / Inspections	0.00	0.00	0.00	75.00	75.00
5133 · FL Annual Corp Rpt	384.00	0.00	0.00	0.00	384.00
Total 5130 · Licenses, Permits, Subscription	384.00	0.00	0.00	75.00	459.00
5175 · Storage Unit (offsite)	68.51	68.51	0.00	68.51	205.53
Total 5100 · General & Administrative	34,405.73	17,976.77	25,746.31	18,051.12	96,179.93
5300 · Payroll & Professional Fees					
5320 · Management Company	2,300.00	2,300.00	2,300.00	2,300.00	9,200.00
5330 · Accounting	0.00	-699.00	0.00	0.00	-699.00
5340 · Legal	-2,206.25	332.17	137.50	0.00	-1,736.58
5300 · Payroll & Professional Fees - Other	7,409.00	0.00	0.00	0.00	7,409.00
Total 5300 · Payroll & Professional Fees	7,502.75	1,933.17	2,437.50	2,300.00	14,173.42
6000 · Building - Exterior/Interior					
6100 · Building Repair, Supply, Maint					
6110 · Maintenance Labor	0.00	0.00	6,080.00	13,497.00	19,577.00
6111 · Janitorial Services	0.00	0.00	3,328.00	7,280.00	10,608.00
6112 · General Maintenance Repair	0.00	120.00	0.00	300.00	420.00
6114 · Maint Tool & Equip(Incl Gif Ct)	1,144.48	0.00	0.00	498.58	1,643.06
6115 · Maintenance Supplies	427.96	1,586.57	1,184.66	0.00	3,199.19
6100 · Building Repair, Supply, Maint - Other	0.00	0.00	0.00	270.44	270.44
Total 6100 · Building Repair, Supply, Maint	1,572.44	1,706.57	10,592.66	21,846.02	35,717.69
6150 · SA Balconies Expenditures	12,047.00	0.00	0.00	0.00	12,047.00
6210 · Garage Doors & Openers	965.00	860.00	275.00	0.00	2,100.00
6410 · Pest Control - Bldg Perimeter	398.00	398.00	398.00	398.00	1,592.00
6415 · Rodent Removal / Exclusion	160.00	160.00	160.00	160.00	640.00
6500 · Fire Safety System					
6510 · Fire Alarm Monitor	0.00	0.00	300.00	4,310.00	4,610.00
6520 · Fire Pump Maintenance & Repair	14,841.45	1,192.00	0.00	3,208.82	19,242.27
Total 6500 · Fire Safety System	14,841.45	1,192.00	300.00	7,518.82	23,852.27
6600 · Elevator Contract & Repair	6,705.07	-588.30	0.00	3,118.00	9,234.77
Total 6000 · Building - Exterior/Interior	36,688.96	3,728.27	11,725.66	33,040.84	85,183.73
7000 · Grounds, Pool, & Amenities					
7001 · Landscape & Grounds					
7010 · Lawn Service Contract	2,736.00	2,736.00	2,736.00	2,736.00	10,944.00
7020 · Landscape Improvements	0.00	0.00	0.00	2,100.00	2,100.00
Total 7001 · Landscape & Grounds	2,736.00	2,736.00	2,736.00	4,836.00	13,044.00
7200 · Pool Expenses					
7220 · Pool & Pumphouse Maintenance					
7221 · Pool Repairs & Supplies	251.45	0.00	0.00	0.00	251.45
7240 · Pool Service	690.00	690.00	690.00	690.00	2,760.00
Total 7220 · Pool & Pumphouse Maintenance	941.45	690.00	690.00	690.00	3,011.45
Total 7200 · Pool Expenses	941.45	690.00	690.00	690.00	3,011.45
Total 7000 · Grounds, Pool, & Amenities	3,677.45	3,426.00	3,426.00	5,526.00	16,055.45

Lantana Oceanfront COA Profit & Loss

January through April 2025

	Jan 25	Feb 25	Mar 25	Apr 25	TOTAL
8000 · Utilities					
8010 · Electricity	1,743.66	0.00	2,009.24	4,030.85	7,783.75
8030 · Gas	40.92	42.72	42.72	42.72	169.08
8040 · Water & Sewer	5,249.26	0.00	5,321.70	5,289.21	15,860.17
8060 · Phone - Ofc, Internet, Elevatr	259.21	259.19	259.10	259.30	1,036.80
8090 · Trash Removal	1,631.68	1,631.68	1,699.84	1,699.84	6,663.04
Total 8000 · Utilities	<u>8,924.73</u>	<u>1,933.59</u>	<u>9,332.60</u>	<u>11,321.92</u>	<u>31,512.84</u>
Total 5000 · Operating Expenses	91,199.62	28,997.80	52,668.07	70,239.88	243,105.37
9000 · Reserves Activity					
9100 · Contribution to Reserv (BDGT)					
9210 · Pooled Reserve Expense	25,200.00	25,200.00	25,200.00	25,200.00	100,800.00
9310 · Reserves Interest Contributed	725.62	716.24	665.21	551.80	2,658.87
Total 9100 · Contribution to Reserv (BDGT)	<u>25,925.62</u>	<u>25,916.24</u>	<u>25,865.21</u>	<u>25,751.80</u>	<u>103,458.87</u>
9251 · Pool Resurface	0.00	0.00	10,650.00	0.00	10,650.00
9300 · Reserves Expenditures					
9215 · Building Painting					
9215.1 · Painting - Residential / CLBHS	0.00	645.00	40,643.00	0.00	41,288.00
9215.2 · Painting - Parapet Walls	0.00	1,400.00	0.00	0.00	1,400.00
Total 9215 · Building Painting	<u>0.00</u>	<u>2,045.00</u>	<u>40,643.00</u>	<u>0.00</u>	<u>42,688.00</u>
9245 · Roof Repair/Replace Expense					
9245.1 · Mansard Roof Repair / Replc	0.00	37,485.00	37,485.00	0.00	74,970.00
Total 9245 · Roof Repair/Replace Expense	<u>0.00</u>	<u>37,485.00</u>	<u>37,485.00</u>	<u>0.00</u>	<u>74,970.00</u>
9260 · Additional Items Expense	0.00	0.00	497.49	0.00	497.49
Total 9300 · Reserves Expenditures	<u>0.00</u>	<u>39,530.00</u>	<u>78,625.49</u>	<u>0.00</u>	<u>118,155.49</u>
Total 9000 · Reserves Activity	<u>25,925.62</u>	<u>65,446.24</u>	<u>115,140.70</u>	<u>25,751.80</u>	<u>232,264.36</u>
Total Expense	<u>117,125.24</u>	<u>94,444.04</u>	<u>167,808.77</u>	<u>95,991.68</u>	<u>475,369.73</u>
Net Income	<u>-31,946.27</u>	<u>-5,325.34</u>	<u>-109,733.56</u>	<u>-40,659.88</u>	<u>-187,665.05</u>

Lantana Oceanfront COA
Profit & Loss Budget Performance
April 2025

Accrual Basis

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 - Revenues/Income							
4110 - Monthly Maintenance (Oper)	30,367.50	57,360.00	-26,992.50	177,247.50	229,440.00	-52,192.50	688,320.00
4345 - Monthly Reserves Fees	24,412.50	25,200.00	-787.50	100,012.50	100,800.00	-787.50	302,400.00
4350 - Reserve Interest	551.80	1,000.00	-448.20	2,658.87	4,000.00	-1,341.13	12,000.00
4510 - Late & Interest Charges	0.00			7,690.81			
4948 - Common Area Keys	0.00			50.00			
4854 - Returned Check Charges	0.00			45.00			
Total 4000 - Revenues/Income	55,331.80	83,560.00	-28,228.20	287,704.68	334,240.00	-46,535.32	1,002,720.00
Total Income	55,331.80	83,560.00	-28,228.20	287,704.68	334,240.00	-46,535.32	1,002,720.00
Gross Profit	55,331.80	83,560.00	-28,228.20	287,704.68	334,240.00	-46,535.32	1,002,720.00
Expense							
5000 - Operating Expenses							
5100 - General & Administrative							
5110 - Bank Fees	0.00	45.83	-45.83	0.65	183.36	-182.71	550.00
5115 - Accounting & Audit Fees	0.00	383.33	-383.33	6,919.70	1,533.36	5,386.34	4,600.00
5120 - Insurance							
5121 - Policy Premium - General/Flood	17,907.61	17,666.67	240.94	88,378.05	70,666.64	17,711.41	212,000.00
5122 - Flood Insurance Premium	0.00	2,333.33	-2,333.33	-702.00	9,333.36	-10,035.36	28,000.00
5218 - Insurance Event 01APR2024	0.00			919.00			
Total 5120 - Insurance	0.00	20,000.00	-2,092.39	88,595.05	80,000.00	8,595.05	240,000.00
5130 - Licenses, Permits, Subscription							
5131 - Elevator Licenses / Inspections	75.00	75.00	0.00	75.00	300.00	-225.00	900.00
5132 - Pool Permits	0.00	29.17	-29.17	0.00	116.84	-116.84	350.00
5133 - FL Annual Corp Rpt	0.00	8.33	-8.33	384.00	33.36	350.64	100.00
5134 - Membership Dues	0.00	7.08	-7.08	0.00	28.38	-28.38	85.00
5135 - Website & Admin Subscripnts	0.00	25.00	-25.00	0.00	100.00	-100.00	300.00
Total 5130 - Licenses, Permits, Subscription	75.00	144.58	-69.58	459.00	578.36	-119.36	1,735.00
5160 - Office Supplies	0.00	275.00	-275.00	0.00	1,100.00	-1,100.00	3,300.00
5175 - Storage Unit (offsite)	68.51	69.17	-0.66	205.53	276.64	-71.11	830.00
5180 - Miscellaneous Expense	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000.00
Total 5100 - General & Administrative	18,051.12	21,001.24	-2,950.12	96,179.93	84,005.08	12,174.85	252,015.00
5300 - Payroll & Professional Fees							
5320 - Management Company	2,300.00	2,300.00	0.00	9,200.00	9,200.00	0.00	27,600.00
5330 - Accounting	0.00			-699.00			
5340 - Legal	0.00	416.67	-416.67	-1,736.58	1,666.64	-3,403.22	5,000.00
5300 - Payroll & Professional Fees - Other	0.00			7,409.00			
Total 5300 - Payroll & Professional Fees	2,300.00	2,716.67	-416.67	14,173.42	10,866.64	3,306.78	32,600.00
6000 - Building - Exterior/Interior							
6100 - Building Repair, Supply, Maint							
6110 - Maintenance Labor	13,497.00	6,933.33	6,563.67	19,577.00	27,733.36	-8,156.36	83,200.00
6111 - Janitorial Services	7,280.00	3,605.33	3,674.67	10,608.00	14,421.36	-3,813.36	43,264.00
6112 - General Maintenance Repair	300.00	1,083.33	-783.33	420.00	4,333.36	-3,913.36	13,000.00
6114 - Maint Tool & Equip (incl Gift Ct)	498.58	83.33	415.25	1,643.06	333.36	1,309.70	1,000.00
6115 - Maintenance Supplies	0.00	833.33	-833.33	3,199.19	3,883.36	-134.17	10,000.00
6116 - Janitorial Supplies	0.00	416.67	-416.67	0.00	1,666.64	-1,666.64	5,000.00
6100 - Building Repair, Supply, Maint - Other	270.44			270.44			
Total 6100 - Building Repair, Supply, Maint	21,846.02	12,955.32	8,890.70	35,717.69	51,821.44	-16,103.75	155,454.00

Lantana Oceanfront COA
Profit & Loss Budget Performance

Accrual Basis

April 2025

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
6150 · SA Balconies Expenditures	0.00			12,047.00			
6200 · Roof Repairs	0.00	291.67	-291.67	0.00	1,166.64	-1,166.64	3,500.00
6210 · Garage Doors & Openers	0.00	333.33	-333.33	2,100.00	1,333.36	766.64	4,000.00
6410 · Pest Control - Bldg Perimeter	398.00	383.33	14.67	1,592.00	1,533.36	58.64	4,600.00
6415 · Rodent Removal / Exclusion	160.00	208.33	-48.33	640.00	833.36	-193.36	2,500.00
6500 · Fire Safety System							
6510 · Fire Alarm Monitor	4,310.00	666.67	3,643.33	4,610.00	2,666.64	1,943.36	8,000.00
6520 · Fire Pump Maintenance & Repair	3,208.82	1,000.00	2,208.82	19,242.27	4,000.00	15,242.27	12,000.00
Total 6500 · Fire Safety System	7,518.82	1,666.67	5,852.15	23,852.27	6,666.64	17,185.63	20,000.00
6600 · Elevator Contract & Repair	3,118.00	2,666.67	451.33	9,234.77	10,666.64	-1,431.87	32,000.00
Total 6000 · Building - Exterior/Interior	33,040.84	18,505.32	14,535.52	85,183.73	74,021.44	11,162.29	222,064.00
7000 · Grounds, Pool, & Amenities							
7001 · Landscape & Grounds							
7010 · Lawn Service Contract	2,796.00	2,875.00	-139.00	10,944.00	11,500.00	-556.00	34,500.00
7015 · Tree Trim, Shrubs, & Sea Grapes	0.00	375.00	-375.00	0.00	1,500.00	-1,500.00	4,500.00
7020 · Landscape Improvements	2,100.00	303.42	1,796.58	2,100.00	1,213.64	886.36	3,641.00
7030 · Dune Trimming	0.00	1,083.33	-1,083.33	0.00	4,333.36	-4,333.36	13,000.00
7060 · Irrigation Repairs & Maint.	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
7080 · Fertilizer & Pest Control	0.00	166.67	-166.67	0.00	666.64	-666.64	2,000.00
Total 7001 · Landscape & Grounds	4,836.00	5,053.42	-217.42	13,044.00	20,213.64	-7,169.64	60,641.00
7200 · Pool Expenses							
7220 · Pool & Pumphouse Maintenance							
7221 · Pool Repairs & Supplies	0.00	416.67	-416.67	251.45	1,666.64	-1,415.19	5,000.00
7240 · Pool Service	690.00	693.33	6.67	2,760.00	2,733.33	26.67	8,199.97
Total 7220 · Pool & Pumphouse Maintenance	690.00	1,100.00	-410.00	3,011.45	4,399.97	-1,388.52	13,199.97
Total 7200 · Pool Expenses	690.00	1,100.00	-410.00	3,011.45	4,399.97	-1,388.52	13,199.97
Total 7000 · Grounds, Pool, & Amenities	5,526.00	6,153.42	-627.42	16,055.45	24,613.61	-8,568.16	73,840.97
8000 · Utilities							
8010 · Electricity	4,030.85	2,000.00	2,030.85	7,783.75	8,000.00	-216.25	24,000.00
8030 · Gas	42.72	41.67	1.05	189.08	166.64	2.44	500.00
8040 · Water & Sewer	5,289.21	4,916.67	372.54	15,880.17	19,666.64	-3,806.47	59,000.00
8060 · Phone - Ofc, Internet, Elevatr	259.30	275.00	-15.70	1,036.80	1,100.00	-63.20	3,300.00
8090 · Trash Removal	1,699.84	1,750.00	-50.16	6,663.04	7,000.00	-336.96	21,000.00
Total 8000 · Utilities	11,321.92	8,983.34	2,338.58	31,512.84	35,933.28	-4,420.44	107,800.00
Total 5000 · Operating Expenses	70,238.88	57,359.99	12,878.89	243,105.37	229,440.05	13,665.32	688,319.97
9000 · Reserves Activity							
9100 · Contribution to Resery (BDGT)							
9210 · Pooled Reserve Expense	25,200.00	25,200.00	0.00	100,800.00	100,800.00	0.00	302,400.00
9310 · Reserves Interest Contributed	551.80	1,000.00	-448.20	2,658.87	4,000.00	-1,341.13	12,000.00
Total 9100 · Contribution to Resery (BDGT)	25,751.80	26,200.00	-448.20	103,458.87	104,800.00	-1,341.13	314,400.00
9250 · Pool Resurface							
9300 · Reserves Expenditures	0.00			10,650.00			
9215 · Building Painting							
9215.1 · Painting - Residential / CLBHS	0.00	4,916.67	-4,916.67	41,288.00	19,666.64	21,621.36	59,000.00
9215.2 · Painting - Parapet Walls	0.00			1,400.00			
Total 9215 · Building Painting	0.00	4,916.67	-4,916.67	42,688.00	19,666.64	23,021.36	59,000.00
9230 · Elevator Modernization Expense	0.00	25,000.00	-25,000.00	0.00	100,000.00	-100,000.00	300,000.00

Lantana Oceanfront COA
Profit & Loss Budget Performance

April 2025

Accrual Basis

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
9245 - Roof Repair/Replace Expense	0.00	6,250.00	-6,250.00	74,970.00	25,000.00	49,970.00	75,000.00
9245.1 - Mansard Roof Repair / Replc	0.00	6,250.00	-6,250.00	74,970.00	25,000.00	49,970.00	75,000.00
Total 9245 - Roof Repair/Replace Expense	0.00	6,250.00	-6,250.00	74,970.00	25,000.00	49,970.00	75,000.00
9280 - Additional Items Expense	0.00			497.49			
Total 9280 - Reserves Expenditures	0.00	36,166.67	-36,166.67	118,155.49	144,666.64	-26,511.15	434,000.00
Total 9000 - Reserves Activity	25,751.80	62,366.67	-36,614.87	232,264.36	249,466.64	-17,202.28	748,400.00
Total Expense	95,991.68	119,726.66	-23,734.98	475,369.73	478,906.69	-3,536.96	1,436,719.97
Net Income	-40,659.86	-36,166.66	-4,493.22	-187,665.05	-144,666.69	-42,998.36	-433,999.97

Lantana Oceanfront COA
Profit & Loss by Class

April 2025

	Operating	Reserves	TOTAL
Income			
4000 · Revenues/Income			
4110 · Monthly Maintenance (Oper)	30,367.50	0.00	30,367.50
4345 · Monthly Reserves Fees	0.00	24,412.50	24,412.50
4350 · Reserve Interest	0.00	551.80	551.80
Total 4000 · Revenues/Income	30,367.50	24,964.30	55,331.80
Total Income	30,367.50	24,964.30	55,331.80
Gross Profit	30,367.50	24,964.30	55,331.80
Expense			
5000 · Operating Expenses			
5100 · General & Administrative			
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
5130 · Licenses, Permits, Subscription			
5131 · Elevator Licenses / Inspections	75.00	0.00	75.00
Total 5130 · Licenses, Permits, Subscription	75.00	0.00	75.00
5175 · Storage Unit (offsite)	68.51	0.00	68.51
Total 5100 · General & Administrative	18,051.12	0.00	18,051.12
5300 · Payroll & Professional Fees			
5320 · Management Company	2,300.00	0.00	2,300.00
Total 5300 · Payroll & Professional Fees	2,300.00	0.00	2,300.00
6000 · Building - Exterior/Interior			
6100 · Building Repair, Supply, Maint			
6110 · Maintenance Labor	13,497.00	0.00	13,497.00
6111 · Janitorial Services	7,280.00	0.00	7,280.00
6112 · General Maintenance Repair	300.00	0.00	300.00
6114 · Maint Tool & Equip(Incl Gif Ct)	498.58	0.00	498.58
6100 · Building Repair, Supply, Maint - Other	270.44	0.00	270.44
Total 6100 · Building Repair, Supply, Maint	21,846.02	0.00	21,846.02
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			
6510 · Fire Alarm Monitor	4,310.00	0.00	4,310.00
6520 · Fire Pump Maintenance & Repair	3,208.82	0.00	3,208.82
Total 6500 · Fire Safety System	7,518.82	0.00	7,518.82
6600 · Elevator Contract & Repair	3,118.00	0.00	3,118.00
Total 6000 · Building - Exterior/Interior	33,040.84	0.00	33,040.84
7000 · Grounds, Pool, & Amenities			
7001 · Landscape & Grounds			
7010 · Lawn Service Contract	2,736.00	0.00	2,736.00
7020 · Landscape Improvements	2,100.00	0.00	2,100.00
Total 7001 · Landscape & Grounds	4,836.00	0.00	4,836.00
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	5,526.00	0.00	5,526.00
8000 · Utilities			
8010 · Electricity	4,030.85	0.00	4,030.85
8030 · Gas	42.72	0.00	42.72
8040 · Water & Sewer	5,289.21	0.00	5,289.21
8060 · Phone - Ofc, Internet, Elevatr	259.30	0.00	259.30
8090 · Trash Removal	1,699.84	0.00	1,699.84
Total 8000 · Utilities	11,321.92	0.00	11,321.92
Total 5000 · Operating Expenses	70,239.88	0.00	70,239.88

Lantana Oceanfront COA Profit & Loss by Class

April 2025

	Operating	Reserves	TOTAL
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	551.80	551.80
Total 9100 - Contribution to Reserv (BDGT)	0.00	25,751.80	25,751.80
Total 9000 - Reserves Activity	0.00	25,751.80	25,751.80
Total Expense	70,239.88	25,751.80	95,991.68
Net Income	-39,872.38	-787.50	-40,659.88

Lantana Oceanfront COA

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Accounts	
1100 · OPERATING - TDBANK - 7695	
1110 · Operating - Checking	73,833.78
1100 · OPERATING - TDBANK - 7695 - Other	-36,171.47
Total 1100 · OPERATING - TDBANK - 7695	37,662.31
1200 · RESERVES - TDBank & Valley	
1210 · Mkt TDBank - Pooled RSV - 8031	283,195.83
1250 · Checking - VALLEY - 6632	43,675.62
Total 1200 · RESERVES - TDBank & Valley	326,871.45
Total 1000 · Bank Accounts	364,533.76
Total Checking/Savings	364,533.76
Accounts Receivable	
11000 · Accounts Receivable	57,640.67
Total Accounts Receivable	57,640.67
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
1500 · Funds in Transit - Owed to - Other	25,200.00
Total 1500 · Funds in Transit - Owed to	-7,134.62
1900 · Undeposited Funds	1,690.00
Total Other Current Assets	-4,111.84
Total Current Assets	418,062.59
TOTAL ASSETS	418,062.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · A/P - Master Accounts Payable	-63,555.45
Total Accounts Payable	-63,555.45
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	145,541.65
Total Liabilities	145,541.65

Lantana Oceanfront COA

Balance Sheet

As of April 30, 2025

06/24/25

Accrual Basis

	<u>Apr 30, 25</u>
Equity	
2500 · Reserves	
2510 · Pooled Reserves	543,370.54
2520 · Assessments - Reserve	476,402.88
2530 · Pooled Interest	22,226.00
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
Total 2500 · Reserves	<u>970,750.86</u>
3900 · Retained Earnings	-510,564.87
Net Income	-187,665.05
Total Equity	<u>272,520.94</u>
TOTAL LIABILITIES & EQUITY	<u>418,062.59</u>