

2019 Lantana Budget

Kevin Shaw

SUMMARY

- **COA increase of \$5 (\$555 vs \$550)**
- **Requires delay of clubhouse elevator modernization for one year (2020 instead of 2019)**
- **Any increase in operating expense or reserve spending increases the COA**

OPERATING EXPENSES

<i>ADMINISTRATIVE (\$000)</i>			
Description	2018	2019	Vendor & Service
<i>Bank Charges</i>	-	-	Valley National Bank line of credit \$150 annual fee
<i>Legal</i>	\$12	\$12	Shutts
<i>Audit Fees</i>	\$4	\$4	Bill Jackson CPA
Professional Services	\$4	\$1	Appraisal & reserve study not needed in 2019
Postage/Printing/Mailout	-	-	APM – charged as used, \$200
Office Supplies	\$2	\$2	APM – charged as used
License, taxes, permits	\$2	\$2	Elevator, pool
Total	\$23	\$21	

Note: bolded and italicized = quote received

CONTRACTS (\$000)			
Description	2018	2019	Vendor & Service
<i>Fire Extinguisher</i>	\$1	\$1	Patriot Fire Systems – fire extinguisher annual inspection
<i>Fire Protection System</i>	\$16	\$16	ADS - monitor & inspection
<i>Elevator Maintenance</i>	\$10	\$11	2018 reflects a small credit for 2017 overcharges
Janitorial	\$34	\$39	Y&A Maintenance, no longer cleaning pool, increased hourly charge
<i>Fire Pump</i>	-	\$1	Alternate Source Generator quarterly inspection
Phone Lines	\$5	\$5	Spectrum - elevator, pool and lobby entry boxes
<i>Lawn & Lawn Treatment</i>	\$21	\$22	Bob's Complete & All Florida lawn fertilizer
Management Services	\$19	\$20	APM 5% increase (\$80 per month)
<i>Pool</i>	\$7	\$9	Switched from Y&A to Brevard Pool Supply
Pest/Termite Control	\$3	\$3	Terminex
Total	\$115	\$128	

Note: bolded and italicized = quote received

INSURANCE (\$000)			
Description	2018	2019	Vendor & Service
Liability	\$5		Barry Renew Insurance
Umbrella	\$2		Barry Renew Insurance
Property/Windstorm	\$48		Barry Renew Insurance
Flood	\$24		Barry Renew Insurance
Directors & Officers	\$1		Barry Renew Insurance
Crime	\$1		Barry Renew Insurance
Workers Comp	\$1		Barry Renew Insurance
Total	\$81	\$83	

Note: 2019 based on Barry Ranew guidance, Hurricane Michael may affect his estimates

UTILITIES (\$000)			
Description	2018	2019	Vendor & Service
Electricity	\$19	\$19	Assume 3% increase
Water & Sewer	\$61	\$63	Assume 3% increase
Gas for Pool Heater	-	\$2	WAG from Artisa condo complex
Garbage	\$16	\$16	Assume 3% increase
Total	\$95	\$101	

REPAIRS & MAINTENANCE (\$000)			
Description	2018	2019	Vendor & Service
Elevator Repairs	\$2	\$2	TK
Unit Association Repairs	\$8	\$6	Miscellaneous repairs
Fire System Repairs	\$2	\$2	Likely McConkey Fire Sprinkler
Fire Pump Repairs	\$7	\$7	Likely Alternate Source Generator/McConkey
Maintenance	\$41	\$43	APM (Chuck)
Miscellaneous Repairs	\$17	\$17	Outside vendors other than APM
Contingency	\$9	\$9	
Roof Maintenance	\$4	\$1	Decrease due to having four new roofs
Landscape	\$11	\$5	Mulch and miscellaneous, remainder charged to reserves
Sprinkler Repair	\$1	\$1	
Dunes	\$11	\$13	East Coast Tree Company
Maintenance Supplies	\$18	\$18	Miscellaneous supplies
Pool Supplies/Repairs	\$8	\$2	As needed
Total	\$139	\$126	

EXPENSE SUMMARY (\$000)			
Description	2018	2019	% Change
Administrative	\$23	\$21	(9%)
Contracts	\$115	\$128	11%
Insurance	\$81	\$83	2%
Utilities	\$95	\$101	6%
Repairs & Maintenance	\$139	\$126	(9%)
Total	\$455	\$457	0%

RESERVES

<i>Painting Schedule</i>		
Description	Plan (# years)	Last Completion
Main Building Exterior	8	2013 & 2017
Balconies	5	2017
Balcony Wall & Ceilings	8	2013
Catwalks	8	2006
Towers	8	2017
Interior Stairwells	15	1999
Clubhouse	8	2013
Garages	8	2013 & 2017
Common Doors	1	2018

<i>2019 Reserve Schedule (\$000)</i>	
Description	Cost
B1 & B2 Roof	\$116
Paint B1-B4, N&S	\$22
Paint (4) Catwalks	\$16
Doors	\$15
Landscape	\$15
General Deferred Maintenance	\$9
Security System	\$8
(2) Lobby A/C Units	\$8
Clubhouse Interior	\$7
Garage Door Hardware	\$4
Balcony Paint	\$1
Total	\$221

<i>2020 Reserve Schedule (\$000)</i>	
Description	Cost
Clubhouse Elevator	\$85
Entry system	\$25
Paint – garages west wall	\$20
Glass lobby doors	\$15
Lobby Exterior	\$12
Paint – interior stairwells	\$10
Security System	\$8
Clubhouse Bathrooms	\$7
Paint – common doors	\$5
Garage door hardware	\$4
Balcony paint	\$1
Total	\$191

<i>2021 Reserve Schedule (\$000)</i>	
Description	Cost
Railings/Handrails West	\$80
Paint – Main Building	\$46
Landscape	\$15
Paint - Clubhouse	\$10
Kitchen Renovations	\$10
Paint – Common Doors	\$5
Garage Door Hardware	\$4
Clubhouse A/C #1	\$4
Clubhouse A/C #2	\$4
Balcony Paint	\$1
Total	\$179

<i>2022 Reserve Schedule (\$000)</i>	
Description	Cost
Asphalt Overlay	\$80
Paint – Main Building	\$51
Paint – Common Doors	\$5
Garage Door Hardware	\$4
Flat Roofs	\$5
Balcony Paint	\$1
Total	\$146

<i>Reserve Items > \$50K</i>		
Description	Year	Cost
Building 1 & 2 Roofs	2019	\$116
Clubhouse Elevator	2020	\$85
Railings/Handrails - West	2021	\$80
Painting	2021	\$61
Asphalt Overlay	2022	\$80
Painting	2022	\$56
Garage Doors	2025	\$100
Garage Tile Roof	2026	\$250
Fire System Modernization	2026	\$139
Painting	2027	\$136
Painting	2035	\$85
Flat Roof	2036	\$600
Balcony Restoration	2036	\$432

<i>2019...one year ago vs today</i>			
Description	2018 Plan for 2019	2019 Plan for 2019	Moved to 2020
B1 & B2 Roof	\$120	\$116	
Clubhouse Elevator	\$60	\$0	\$85
Paint B1-B4, N&S	\$0	\$22	
Paint (4) Catwalks	\$0 →	\$16	
Landscape	\$0	\$15	
Doors	\$0 →	\$15	
General Deferred Maintenance	\$0	\$9	
Security System	\$0	\$8	
(2) Lobby A/C Units	\$4 →	\$8	
Clubhouse Interior	\$0	\$7	
Garage Door Hardware	\$4	\$4	
Balcony Paint	\$1	\$1	
Total	\$189	\$221	diff = \$32

Reserve Financial Summary (w/o insurance deductible)

Year	Contributions	Spending	Ending Balance
2016			\$ 289,288
2017	\$ 122,841	\$339,228	\$ 72,901
2018	\$ 332,074	\$245,140	\$ 159,835
2019	\$ 175,323	\$220,500	\$ 114,658
2020	\$ 183,459	\$191,000	\$ 107,117
2021	\$ 183,428	\$179,000	\$ 111,545
2022	\$ 189,446	\$145,861	\$ 155,130
2023	\$ 189,621	\$ 70,597	\$ 274,154
2024	\$ 196,097	\$ 36,051	\$ 434,199

Insurance Deductible Financial Summary

Year	Contributions	Spending	Ending Balance
2016			\$ 0
2017	\$ 8,688	\$ -	\$ 8,688
2018	\$ 9,308	\$ -	\$ 17,996
2019	\$ 9,000	\$ -	\$ 26,996
2020	\$ 9,000	\$ -	\$ 35,996
2021	\$ 9,000	\$ -	\$ 44,996
2022	\$ 9,000	\$ -	\$ 53,996
2023	\$ 9,000	\$ -	\$ 62,996
2024	\$ 9,000	\$ -	\$ 71,996

<i>RESERVE TRANSFERS (\$000)</i>			
Description	2018	2019	Vendor & Service
Reserve Transfer	\$308	\$184	COA reserve contribution remains at \$15K per month per replacement & spending assumptions. 2018 included special / hurricane loss assessment and insurance reimbursement

<i>SUMMARY (\$000)</i>			
Description	2018	2019	% Change
Revenue	\$762	\$641	(16%)
<i>COA</i>	<i>\$550</i>	<i>\$555</i>	1%
Administrative	\$23	\$21	(9%)
Contracts	\$115	\$128	11%
Insurance	\$81	\$83	2%
Utilities	\$95	\$101	6%
Repairs & Maintenance	\$139	\$126	(9%)
Operating Expenses	\$455	\$457	-
Reserve Transfers	\$308	\$184	(40%)
Total Expenses	\$762	\$641	(16%)
Net Income	-	-	

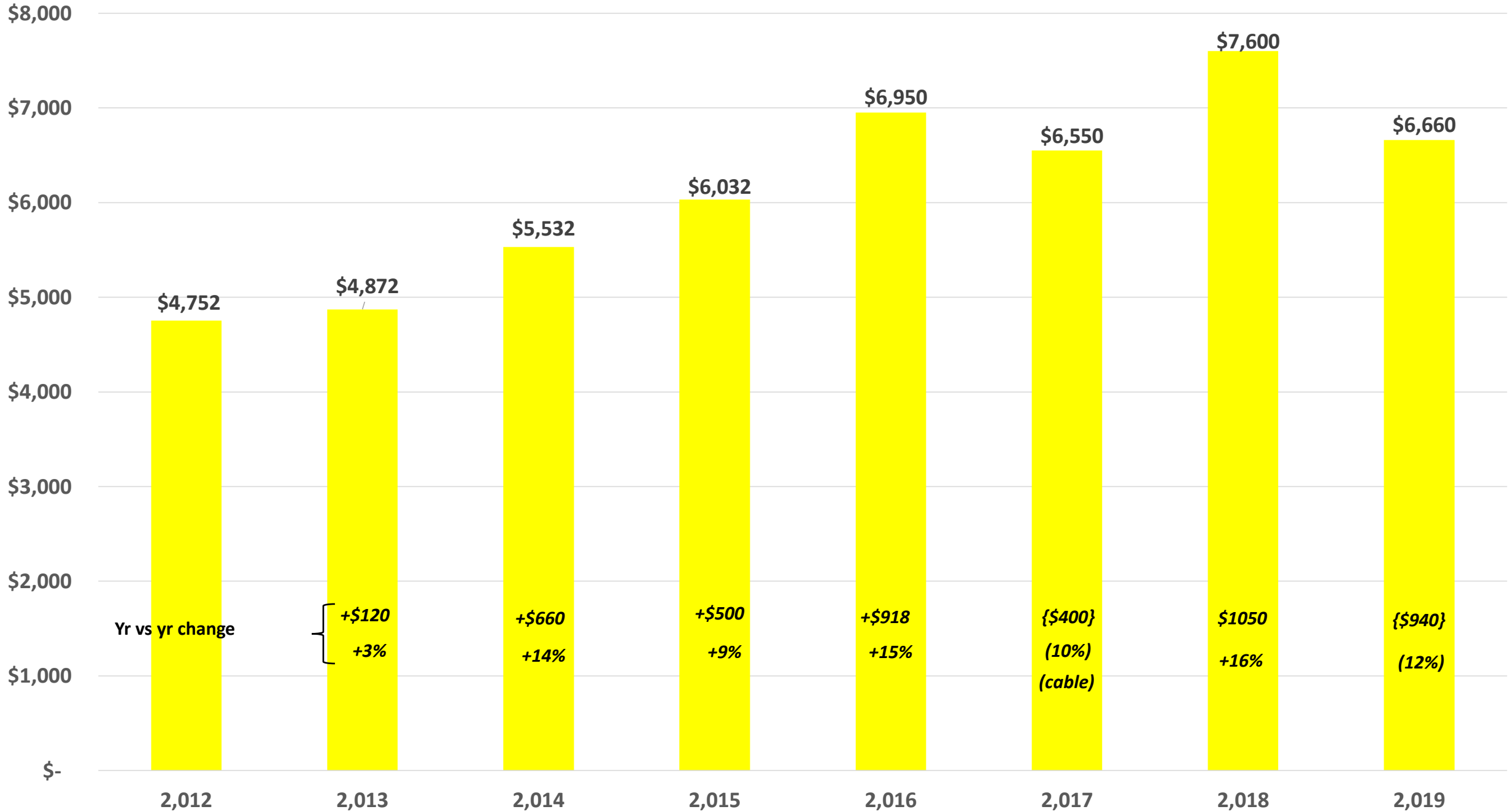
BACKUP SLIDES

Lantana COA History

■ COA ■ Special Assessment

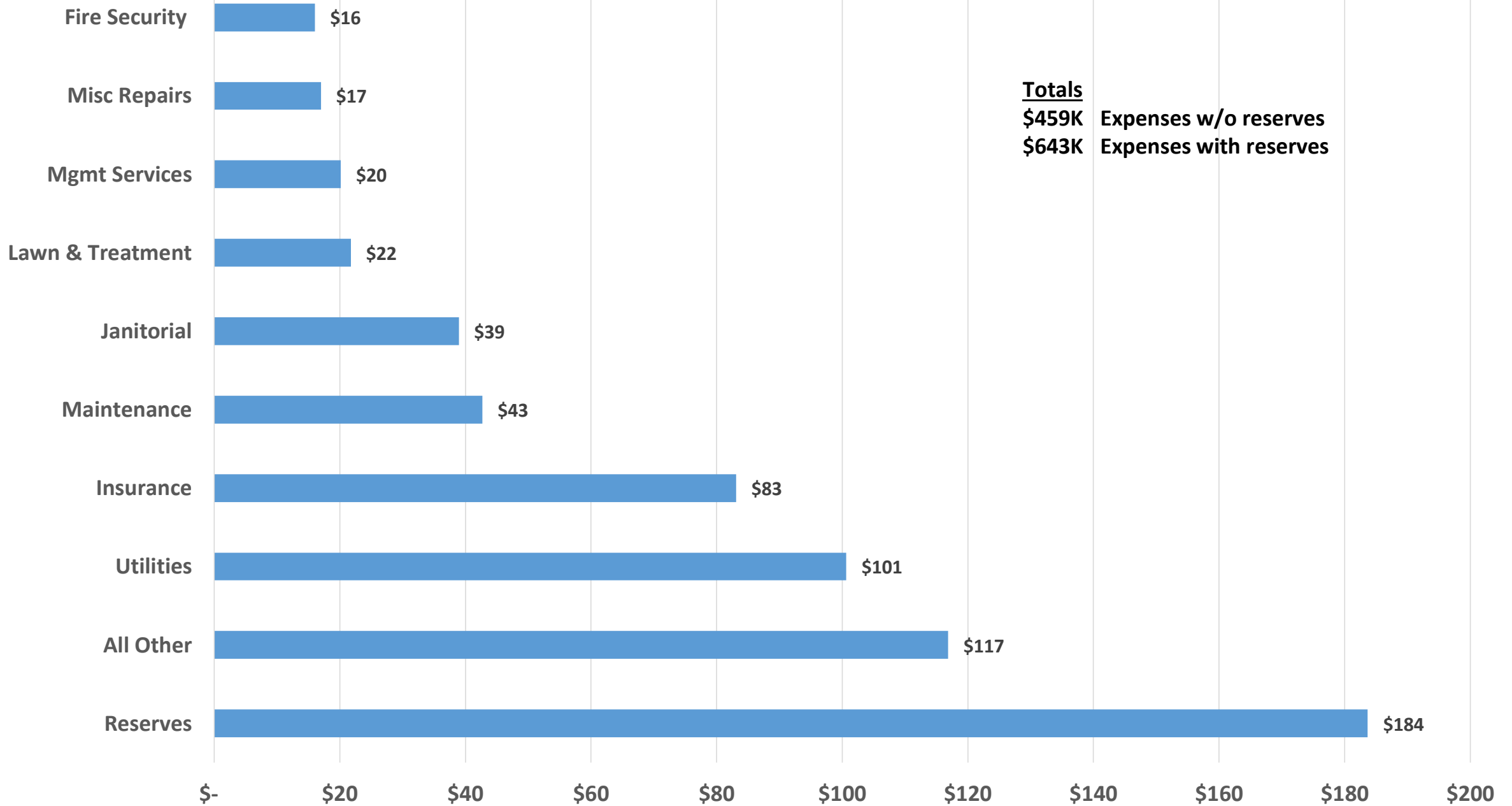


Total Assessments Paid by Owners

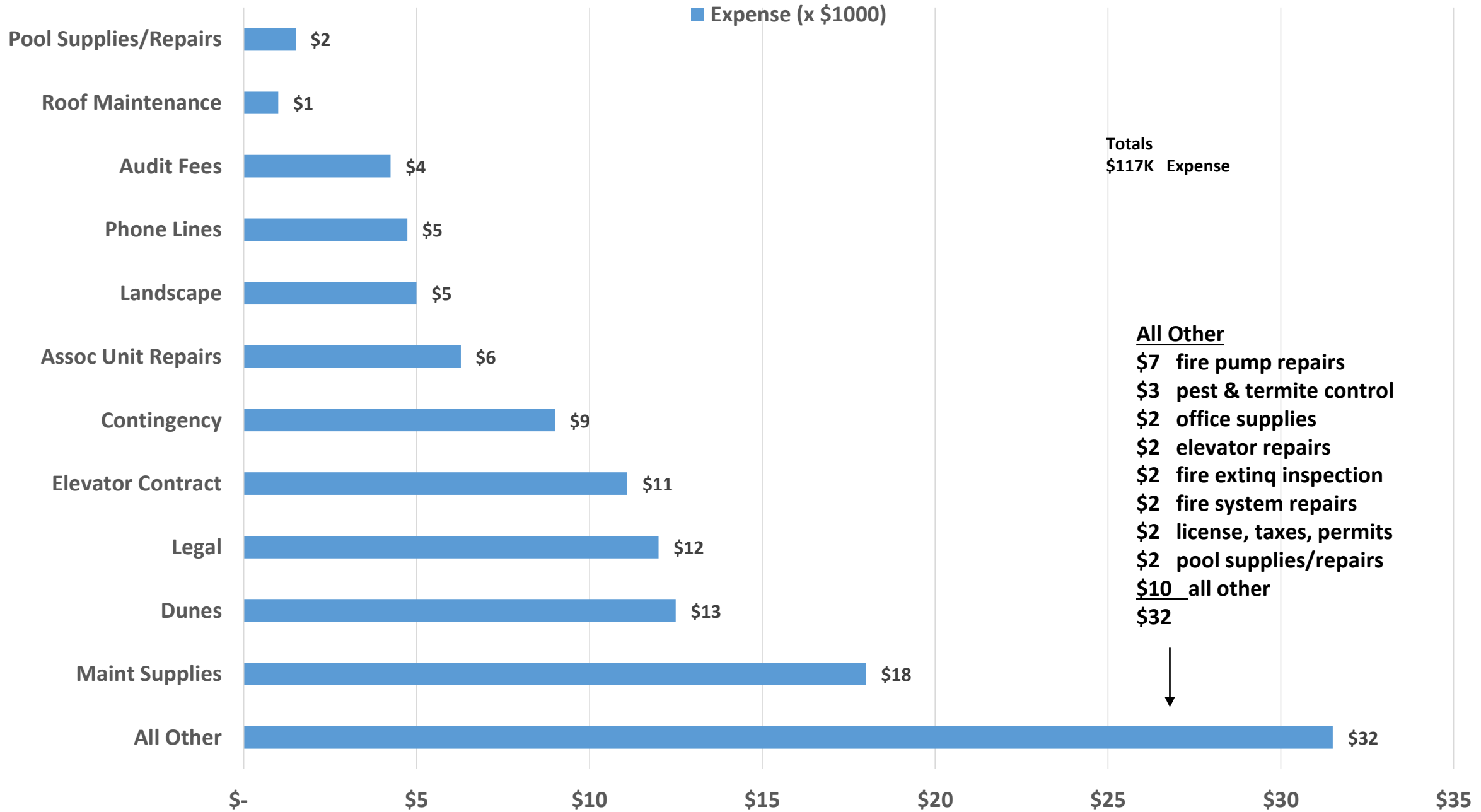


2019 Budget Components & COA Contribution

■ Expense (x \$1000)



2018 Budget Components & COA Contribution - all other



Painting Schedule

	plan in years	est cost	last completion	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Main Buildings</u>												
north and south sides	8	22000	12/1/2013			22000						
east and west sides	8	40000	10/15/2017	35000								35000
balconies	5	46000	10/15/2017	50861					50861			
balcony walls & ceilings	8	46000	12/1/2013					46000				
catwalks	8	16000	12/1/2006			16000						
towers	8	5000	10/15/2017	3590								5000
interior stairwells	15	10000	12/1/1999				10000					
		185000		89451	0	38000	10000	46000	50861	0	0	40000
Clubhouse	8	10000	12/1/2013					10000				
<u>Garages</u>												
bldgs 1-4 - N, S, E	8	22000	10/15/2017	9152	12848							
bldgs 1-4 - W	8	20000	12/1/2013				20000					
		42000		9152	12848	0	20000	0	0	0	0	0
common doors	1	5000	6/1/2018		8713	5000	5000	5000	5000	5000	5000	5000
Total Painting				98603	21561	43000	35000	61000	55861	5000	5000	45000