

LANTANA OCEANFRONT CONDOMINIUM ASSOC., INC.  
RESERVE ANALYSIS

November 2021

	2018 cost	Rem Life (Yr	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>RESERVE STIDY ITEMS (2018)</b>													
<b>Building Exterior</b>													
Balconies - Concrete Restoration	432,000	14											
Door Replacement, Common and Unit	115,668	14				9,000							
Doors, lobby glass, west facing	15,280	1	13,371				17,876						
Garage Doors, single Maint. & controls (105)	102,000	14		9,152					129,061				
Railings & Handrails (East)	179,996	7			3,800							256,188	
Railings & Handrails (West & Clubhouse)	80,920	2									110,747		
<b>Common Area Interiors</b>													
Interior Renovations (Clubhouse)	27,200	12	3,736										
Interior Renovations (Lobbies)	20,000	11											
Kitchen Interior - done in 2019	10,572	24/3						12,863					
Restroom Interior	12,480	3						15,184					
<b>Mechanical Systems - Electrical</b>													
Clubhouse HVAC, 1st flr	4,440	5			2,767					5,843			
Clubhouse HVAC, 2nd flr	4,440	5			3,056					5,843			
Elevator Modernization - Bldg. 1	75,000	27											
Elevator Modernization - Bldg. 2	75,000	22											
Elevator Modernization - Bldg. 3	75,000	21											
Elevator Modernization - Bldg. 4	75,000	4							108,962				
Elevator Modernization - Clubhouse	60,000						70,194						
Fire Alarm System Modernization	139,200	5								183,173			
Fire Pump Equipment	22,500	19						58,213					
Lobby HVAC - Bldg. 1	4,000	6		2,743					5,102				
Lobby HVAC - Bldg. 2	4,000					2,850					5,474		
Lobby HVAC - Bldg. 3	4,000	7					2,850					5,693	
Lobby HVAC - Bldg. 4	4,000	6			2,800					5,264			
<b>Mechanical Systems</b>													
Trash Chute	31,000	19											
Trash Chute Doors	6,912	3						8,410					
<b>Painting &amp; Sealing</b>													
Catwalks	8,270	1				9,303							
Paint exteriors, Clubhouse	5,115	7									7,000		
Paint exteriors, garages	27,600	4							40,099				
Paint exteriors, residential buildings	200,544	5	25,356	133,228						263,895			
<b>Pavement</b>													
Asphalt Overlay	79,608	9						96,859					
Asphalt Sealcoat - 7 years	10,000	1			7,573					13,159			
<b>Pool</b>													
Pool Deck	6,478	1				7,287							
Pool Fencing & Gates	11,889	15											
Pool Furniture allowance	10,000	1	337			11,249					13,686		
Pool Heaters	8,500	1	6,156	12,268									
Pool Resurfacing	18,211	5						22,157					
<b>Roofs</b>													
Silicone flat roofs (3&4) & all appurtenances thereto	122,453	21											
Silicone flat roofs (1&2) & all appurtenances thereto	122,453	23	116,040										
Garage Roofs	299,336	7											443,077
Clubhouse Roof	24,750	25											

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<b>Site Improvements</b>													
Access Control system, door alarm	25,000	3						30,418					
Dune Crossover	22,837	11											
Landscape & Irrigation	50,000	2	23,408	2,250	13,000	13,000							
Catastrophic Loss Reserve**				18,064	18,000	10,000	10,000	10,000	10,000	11,000	11,000	11,000	11,000
<b>TOTAL- Reserve study items</b>	<b>2,633,652</b>		<b>188,404</b>	<b>177,705</b>	<b>50,996</b>	<b>62,689</b>	<b>100,920</b>	<b>254,104</b>	<b>293,224</b>	<b>488,177</b>	<b>147,907</b>	<b>272,881</b>	<b>454,077</b>
<b>ADDITIONAL ITEMS</b>													
Lighting renovation			6,628		10,000								
Balcony Restoration - current project	432,000	14		48,925	94,008	264,325	217,567						
Mansard Tile roofs							52,380	52,380	60,000				
West garage structure repairs		1				15,000	12,000	11,000					
Camera security system					5,283								
Water, sewer & common plumbing systems							30,000						
EV Station						8,000							
Deferred Maintenance			10,888										
<b>Total-Additional Items</b>			<b>17,516</b>	<b>48,925</b>	<b>109,291</b>	<b>287,325</b>	<b>311,947</b>	<b>63,380</b>	<b>60,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTAL</b>			<b>205,920</b>	<b>226,630</b>	<b>160,287</b>	<b>350,014</b>	<b>412,867</b>	<b>317,484</b>	<b>353,224</b>	<b>488,177</b>	<b>147,907</b>	<b>272,881</b>	<b>454,077</b>
RESERVE FUNDS -Beginning Balance			152,094	131,941	171,371	246,704	571,379	554,908	499,916	419,683	215,418	362,779	396,976
Income - Special assessment				28,400		432,000	144,000	-	-	-	-	-	
Income - Assessment			185,767	235,625	235,620	242,689	252,396	262,492	272,992	283,911	295,268	307,079	319,362
Interest				2,035									
<b>RESERVE FUNDS -Ending Balance</b>			<b>131,941</b>	<b>171,371</b>	<b>246,704</b>	<b>571,379</b>	<b>554,908</b>	<b>499,916</b>	<b>419,683</b>	<b>215,418</b>	<b>362,779</b>	<b>396,976</b>	<b>262,261</b>

\*\*Catastrophic Loss Reserve - Funds to be used to repair or replace property that is damaged by an extraordinary event not recouped from insurance. replace property that is

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	2030	2031	2032	2033	2034	2035	2036
<b>RESERVE STIDY ITEMS (2018)</b>							
<b>Building Exterior</b>							
Balconies - Concrete Restoration						809,136	
Door Replacement, Common and Unit				200,302			
Doors, lobby glass, west facing							29,764
Garage Doors, single Maint. & controls (105)							
Railings & Handrails (East)							
Railings & Handrails (West & Clubhouse)							
<b>Common Area Interiors</b>							
Interior Renovations (Clubhouse)				35,980			
Interior Renovations (Lobbies)			33,302				
Kitchen Interior - done in 2019							
Restroom Interior							
<b>Mechanical Systems - Electrical</b>							
Clubhouse HVAC, 1st flr		3,554					8,649
Clubhouse HVAC, 2nd flr		3,554					8,649
Elevator Modernization - Bldg. 1							
Elevator Modernization - Bldg. 2							
Elevator Modernization - Bldg. 3							
Elevator Modernization - Bldg. 4							
Elevator Modernization - Clubhouse							
Fire Alarm System Modernization							
Fire Pump Equipment							
Lobby HVAC - Bldg. 1	2,960					7,492	
Lobby HVAC - Bldg. 2			3,940				
Lobby HVAC - Bldg. 3							7,792
Lobby HVAC - Bldg. 4		3,330					
<b>Mechanical Systems</b>							
Trash Chute							
Trash Chute Doors							
<b>Painting &amp; Sealing</b>							
Catwalks							16,109
Paint exteriors, Clubhouse							9,964
Paint exteriors, garages							
Paint exteriors, residential buildings		100,000				375,619	
<b>Pavement</b>							
Asphalt Overlay							
Asphalt Sealcoat - 7 years	15,395				18,009		
<b>Pool</b>							
Pool Deck							
Pool Fencing & Gates							23,159
Pool Furniture allowance			13,074				
Pool Heaters	13,086						
Pool Resurfacing							35,473
<b>Roofs</b>							
Silicone flat roofs (3&4) & all appurtenances thereto							
Silicone flat roofs (1&2) & all appurtenances thereto							
Garage Roofs							
Clubhouse Roof							

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	2030	2031	2032	2033	2034	2035	2036
<b>Site Improvements</b>							
Access Control system, door alarm					45,022		
Dune Crossover			38,026				
Landscape & Irrigation							
Catastrophic Loss Reserve**	12,000	12,000	12,000	12,000	13,000	13,000	13,000
<b>TOTAL- Reserve study items</b>	<b>43,441</b>	<b>122,438</b>	<b>100,342</b>	<b>248,282</b>	<b>76,031</b>	<b>1,205,247</b>	<b>152,559</b>
<b>ADDITIONAL ITEMS</b>							
Lighting renovation							
Balcony Restoration - current project							
Mansard Tile roofs							
West garage structure repairs							
Camera security system							
Water, sewer & common plumbing systems							
EV Station							
Deferred Maintenance							
<b>Total-Additional Items</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTAL</b>	<b>43,441</b>	<b>122,438</b>	<b>100,342</b>	<b>248,282</b>	<b>76,031</b>	<b>1,205,247</b>	<b>152,559</b>
RESERVE FUNDS -Beginning Balance	262,261	550,956	773,939	1,032,836	1,158,162	1,470,683	669,530
Income - Special assessment							
Income - Assessment	332,136	345,422	359,238	373,608	388,552	404,094	420,258
Interest							
<b>RESERVE FUNDS -Ending Balance</b>	<b>550,956</b>	<b>773,939</b>	<b>1,032,836</b>	<b>1,158,162</b>	<b>1,470,683</b>	<b>669,530</b>	<b>937,229</b>

\*\*Catastrophic Loss Reserve - Funds to be used to repair or damaged by an extraordinary event not recouped from insurance.