



Oceanfront Condominium Association, Inc.

c/o DPM 1680 Hwy A1A, Suite 1 Satellite Beach FL 32937
321-773-4033

December 4, 2022

RE: 2023 Budget and Assessments

Dear Unit Owners:

2022 has been a challenging year financially for Lantana's Operating Budget and Reserves. We started with an unexpected increase in insurance costs, have had multiple occasions of storm damage to the buildings and dunes and updated roof drains and water pipes in addition to the planned balcony concrete work. The Board also increased maintenance hours and changed Management Companies mid-year. We will end the year with a loss, but we have operating reserves to cover those losses. However, it is a lesson that we must have contingencies for those types of expenses in the future.

The Board would like to thank the members of the Budget Committee, Debbie Currie, Shirley Huffman, Bud Nicol, Paul Mifsud, Mark Shoemaker, and Lee Vernon for their contributions.

It has been a time-consuming process. This year, we have seen high inflation in costs of materials and labor. The committee did all they could to estimate the operational needs for 2023, including contacting our current vendors to lock in contract rates and asking the Board what projects were on the horizon.

The Board will meet at the Lantana Clubhouse on December 21, 2022, at 2:00 pm to take action on the proposed operating budget, reserve schedule and special assessment which follow.

Zoom Meeting:

<https://us06web.zoom.us/j/81928518902?pwd=Y3huMmxYR3pndnBIaFJQaTZNcUgrQT09>

Meeting ID: 819 2851 8902

Passcode: 165917

Summary of Proposals

1. The proposed Operating Budget has an increase of 31.1%. In 2022 \$429.33 of the monthly assessment went to operating. In 2023, that will increase to \$562.68.
2. The budget committee recommended increasing the contribution to reserves by 5%. To fully fund the pooled reserves would require a monthly contribution of \$270 per unit per month with a 5% annual increase going forward. In light of the proposal for a 2nd special assessment in 2 years, the proposed contribution to pooled reserves is \$221.32, an increase of 5% over 2022 which will bring the entire monthly assessment to \$784.00. Doing this means that we, as a community, are committing to increase the reserve contribution to a minimum of \$300 in 2024.
3. The Board is proposing a Special Assessment for the purpose of increasing reserves so we may complete the balcony concrete project. This Special Assessment is proposed at \$3,000 per unit, due March 1, 2023. It may be paid over six months at \$500 per month, with the first payment due March 1, 2023, and the final payment due August 1, 2023.
4. According to the Florida statutes and Lantana's governing documents, after the Board has adopted an operating budget that increases more than 15% from the prior year, the owners have 21 days to

request (in writing) an alternative budget be considered. If 10% or more of the owners do so, the Board will schedule a Special Owner's Meeting where those owners can present their alternate budget. If the alternate budget is accepted by a majority of the owners, it will replace the Board's budget.

Please read the enclosed Proposals and explanations of the individual items in each and direct your comments and questions to LantanaBoard@outlook.com or Angela@dependableproperty.com.

Sincerely,

Lantana Board of Directors

Here are the items that influenced the Operating Budget Assessment for 2023.

\$31.42 per month

In 2022, we changed our providers for lawn service, pool service, dune trimming, maintenance, and management services. Some of these changes saved Lantana money and others increased the services we receive along with the total cost increase of \$36,200.

\$0.68 per month

Utilities saw a large increase in 2022 and are expected to increase 5 to 10% in 2023. In 2021 we used more water and power and had a lot of Trash overages due to furniture in the dumpsters so the 2022 budget for those items was more than needed. Therefore, the overall budget increase is only .7%.

\$1.77 per month

Licenses & permits have increased and one of the items from the fire inspection in 2022 is that we cannot store items in the fire pump area or the stairwells. As a result, we need to rent space for these items.

\$97.37 per month

Florida has seen a lot of storm damage in the last 5 years. Along with an increase in insurance litigation, this has caused significant changes in the insurance industry. Several insurance companies will no longer insure properties on the coast. Our property hazard insurance company has raised its rates an average of 60% to other oceanfront condominiums. We are required by Florida Statute to obtain a replacement cost valuation every 3 years to be covered at replacement cost. The valuation we obtained this year increased by 44%. We will not receive the actual insurance premiums until mid-December, but the projection is a 130% increase over our 2022 cost. Luckily, the other coverages will not increase as much, and the Flood Insurance went down so the overall increase in insurance is expected to be 87%. In dollars, that translates to \$90-\$98 added to the monthly assessment for each of us.

\$4.91 per month

You all know the price of consumer goods has increased at least 5%. That applies to our budget in the form of supplies (office, postage, maintenance & janitorial). Our increase in maintenance hours and the increased cost to maintain our elevators was partially offset by a reduction in payments to vendors for items that can be done inhouse and the work done on the fire pump and sprinkler system over the last 18 months.

We wanted to make sure there was money for dune and general landscape improvements as those are areas that have been cut in the past when money got tight.

Pooled Reserve Schedule

In the 2022 Special Session of the Florida Legislature, there were significant changes made to Florida Statute 718 which governs condominiums. Much of this was a reaction to the Surfside Condominium collapse in Miami. Because of the changes, in 2023 & 2024 Lantana will be required to add items to the reserve schedule. First is the fact that we are required to have a milestone inspection performed on the property by December 31, 2024, and every 10 years after. In conjunction with that inspection, we must have a reserve study conducted. We received some tentative pricing on both and have added those amounts into the schedule. Additionally, we added placeholders for items named in the Statute that we have not previously listed such as, load bearing walls, floors, foundation, plumbing, electrical, windows & hurricane shutters (clubhouse and lobbies). We also added placeholders for dune repairs as we have never established reserves for maintaining our dune. The issue with these items is that we have no idea how much to reserve for them, but hopefully, will be better informed once we have had the inspection and reserve study.

The items we expect to spend money on in 2023 include Building 2's tile roof, the red fire sprinkler backflows, replacing shutters at the clubhouse, and roof doors. The Clubhouse Elevator has not been refurbished like the other 4 elevators. The building code for elevators changes at the end of 2023 so it will require work to bring it into compliance. We also need to be ready to refurbish it if it stops working. We are scheduled to replace lobby glass doors and west railings depending on their condition and if we have time to get to those projects.

Balcony Concrete Restoration

As you know, in 2022 we did concrete work on the elevated balconies of buildings 2 & 4 with buildings 1 & 3 scheduled for 2023. The Board passed a Special Assessment of \$6,000 per unit for this project. There was more corrosion than expected in some balconies and after completing 2 buildings we have only \$131,592 remaining. The work will begin in January 2023 and be completed in late spring. The projected cost is \$340,000, however, there are several unknowns, and it could be more. The Board is comfortable with \$288,000 in additional funds to complete this project and believes it should be funded by special assessment. If the entire amount is not needed, any remaining funds will be added to the pooled reserves and all future concrete work will be funded from the pool.

12/4/2022

Lantana Oceanfront Condominium, Inc.
2023 Operating Fund Budget

	Projected Annual 2022	Budget Annual 2022	Budget Proposed 2023	Monthly per unit
INCOME:				
Assessments - operating	494,592.00	494,592.00	648,212.79	562.68
Total Fee & Misc Income	7,456.66	464.00	-	
Operating Fund Income	502,048.66	495,056.00	648,212.79	
EXPENSES:				
Administrative				
Accounting & audit fees	4,200.00	4,200.00	4,250.00	
Legal fees	6,407.14	4,500.00	4,500.00	
Licenses, permits, dues	2,386.25	2,700.00	3,000.00	
Management fees	22,349.00	21,132.00	24,000.00	
Bad Debts	600.00	1,000.00	1,000.00	
Office supplies	2,043.68	1,400.00	1,600.00	
Postage, printing & other	1,458.64	1,500.00	1,500.00	
Storage Unit	400.00	-	1,740.00	
Total Administrative	39,844.71	36,432.00	41,590.00	
Insurance				
Total Insurance	113,800.48	101,100.00	213,259.00	
Fire prevention systems				
Fire alarm monitor, inspect, repairs	14,008.37	17,000.00	17,458.52	
Fire extinguisher inspection, maint	593.85	1,200.00	840.00	
Fire pump maint & repair	1,602.34	8,000.00	5,528.18	
	16,204.56	26,200.00	23,826.70	
Building maintenance				
General maintenance repairs	17,156.13	24,800.00	20,000.00	
Janitorial services & supplies	47,783.53	43,740.00	46,160.00	
Maintenance labor	59,826.54	47,000.00	80,240.00	
Maintenance supplies	11,166.25	8,000.00	12,233.20	
Pest control - bldg perimeter	3,720.00	4,004.00	4,092.00	
Roof repairs	1,500.00	2,000.00	2,200.00	
	141,152.45	129,544.00	164,925.20	
Ground maintenance				
Dune trimming & improvements	22,000.00	20,900.00	22,500.00	
Lawn service & shrub trimming	30,494.56	27,500.00	32,832.00	
Fertilizer & pest control	3,376.00	4,500.00	2,160.00	
Irrigation maintenance	3,405.00	6,500.00	2,000.00	
Tree trimming	3,520.00	6,800.00	1,800.00	
Landscape improvements	3,521.49	-	7,600.00	
	66,317.05	66,200.00	68,892.00	
Mechanical systems				
Elevator contract & repairs	22,692.74	14,500.00	16,655.00	
Clubhouse & pool				
Pool service & repairs	12,850.00	10,800.00	9,000.00	
Utilities				
Electric, gas, elevator/entry phone	27,573.11	28,800.00	28,951.77	
Trash removal	17,843.52	18,960.00	18,735.70	
Water & sewer	56,706.75	62,520.00	62,377.43	
	102,123.38	110,280.00	110,064.89	
Total Operating Expenses	514,985.37	495,056.00	648,212.79	
Operating Net Income	(12,936.71)	-	-	
Minimum Monthly Assmnt for Operating		429.33	562.68	

Item	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Required fully funded by FL St 718.112(2)(g)1																
A Roofs																
Mansard Roof Building 1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 2		65,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 3		0	68,203	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 4		0	0	80,299	0	0	0	0	0	0	0	0	0	0	0	0
Silicone flat roofs (1&2) & all appurtenances therto	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	262,379
Silicone flat roofs (3&4) & all appurtenances therto	0	0	0	0	0	0	0	0	0	0	0	0	0	242,584	0	0
Roofing Tile Garages/Residential	0	0	0	0	0	0	0	468,653	0	0	0	0	0	0	0	0
Roofing Tile Clubhouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B Walls																
Load bearing walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C Floors																
Balconies Concrete resoration	0	0	0	0	0	0	0	0	0	0	543,700	565,448	0	0	0	0
Floors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D Foundation																
Foundation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Garage Structure Repairs	5,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E Fireproofing & Fire protection																
Fire Alarm System Modernization	0	0	0	0	193,746	0	0	0	0	0	0	0	0	0	0	0
Fire Pump/Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire sprinkler backflow	0	55,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F Plumbing																
Water, sewer & common plumbing systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Potable water Backflows	28,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof drains/Storm sewer system	29,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G Electrical System																
Clubhouse AC, 1st Floor	0	0	0	0	8,351	0	0	0	0	5,080	0	0	0	0	12,362	0
Clubhouse AC, 2nd Floor	0	0	0	0	7,516	0	0	0	0	4,572	0	0	0	0	11,126	0
Elevator Modernization, bldg 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 4 (\$43,013)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, Clubhouse	0	115,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby AC Building 1	0	0	0	0	0	3,911	0	0	0	0	0	0	5,147	0	0	0
Lobby AC Building 2	3,039	0	0	0	0	0	0	4,230	0	0	0	0	0	0	5,567	0
Lobby AC Building 3	0	0	0	3,616	0	0	0	0	0	0	4,758	0	0	0	0	0
Lobby AC Building 4	0	0	0	0	0	0	4,068	0	0	0	0	0	0	5,353	0	0
EV Improvements	7,711	9,149	9,515	9,896	0	0	0	0	0	0	0	0	0	0	0	0
Electrical System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H Painting, Sealing, Waterproofing																
Catwalks Resurfacing	0	10,234	0	0	11,511	0	0	0	13,467	0	0	0	15,754	0	0	0
Paint Exterior Clubhouse	0	0	0	0	0	7,404	0	0	0	0	0	0	0	0	10,538	0
Paint Exterior Garages	0	0	0	36,938	0	0	0	0	0	0	0	0	0	0	0	59,138
Paint Exterior Residential Buildings	0	0	0	0	279,127	0	0	0	0	0	0	0	0	397,285	0	0
I Windows																
Windows-Lobby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windows & Shutters-common	0	3,601	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J Other Structural																
Milestone Inspection (2023+10 yrs)\$12K-\$38K	0	21,035	0	0	0	0	0	0	0	0	0	0	32,382	0	0	0
Reserve Study/updates (10 yrs)	0	6,187	0	0	0	0	0	0	0	0	0	0	9,524	0	0	0

Item	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Door Replacement, common and Unit	8,334	61,125	0	0	0	0	0	0	0	0	87,000	0	0	0	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	0	84,070	0	0	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	0	0	45,465	0	0	0
Doors Lobby Glass, West Facing	0	18,560	19,303	20,075	0	0	0	0	0	25,401	0	0	0	0	0	0
Garage Door Single	0	0	0	143,334	0	0	0	0	0	0	0	0	0	0	0	0
Railings Handrails, East	0	0	0	0	0	0	270,971	0	0	0	0	0	0	0	0	0
Railings Handrails, Clubhouse	0	0	0	0	0	0	20,474	0	0	0	0	0	0	0	0	0
Railings Handrails, West	0	100,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Required by Lantana By-laws Sec 9.1(a)																
Pavement																
Asphalt Overlay 2022 est \$96k	0	0	0	0	110,804	0	0	0	0	0	0	0	0	0	0	0
Asphalt Sealcoat/Rejuvenation	9,933	0	0	0	0	0	0	0	14,980	0	0	0	17,525	0	0	0
Common Area Interiors																
Interior Renovations, Clubhouse	0	0	0	0	0	0	0	0	0	0	0	49,819	0	0	0	0
Interior Renovations, Lobbies	0	0	0	0	0	0	0	0	0	0	35,223	0	0	0	0	0
Kitchen Interiors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Restroom Interiors	0	0	16,060	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Reserve Items																
Mechanical - General																
Trash Chute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash Chute Doors	0	0	8,895	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool																
Pool Deck, Kool Deck Restore	0	0	0	0	9,016	0	0	0	0	0	0	0	0	0	0	0
Pool Fencing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Gates	8,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Furniture Allowance	7,344	0	0	0	0	0	0	0	0	0	14,089	0	0	0	0	0
Pool Heater, Heat Pumps	0	0	0	0	0	12,304	0	0	0	0	0	0	0	16,839	0	0
Pool Interior resurfacing	0	0	23,435	0	0	0	0	0	0	0	0	0	0	0	37,520	0
Site Improvements																
Lighting Renovations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Access Control System	0	0	32,171	0	0	0	0	0	0	0	0	0	0	0	0	0
Camera/Security	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dune Crossover Restoration	0	28,258	0	0	0	0	0	0	0	0	0	0	0	0	0	48,934
Dune Repair/Restoration/Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscaping/Irrigation	8,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Catastrophic Loss	10,000	10,000	10,000	11,000	11,000	11,000	12,000	12,000	12,000	13,000	13,000	13,000	14,000	14,000	14,000	15,000
Total Expenses	128,020	504,535	187,581	305,157	631,072	34,619	307,512	484,884	40,447	48,053	697,771	712,337	139,797	676,061	91,112	385,451
Beginning Balance	265,769	381,122	133,455	292,141	351,325	103,034	469,005	583,917	543,036	968,441	1,411,524	1,231,420	1,061,379	1,489,835	1,412,317	1,948,914
Annual Contributions	242,689	254,962	345,600	362,880	381,024	400,075	420,079	441,083	463,137	486,294	510,609	536,139	562,946	591,093	620,648	651,680
Interest	684	1,906	667	1,461	1,757	515	2,345	2,920	2,715	4,842	7,058	6,157	5,307	7,449	7,062	9,745
Ending Balance	381,122	133,455	292,141	351,325	103,034	469,005	583,917	543,036	968,441	1,411,524	1,231,420	1,061,379	1,489,835	1,412,317	1,948,914	2,224,888
Unit (96) Per Year	2528.01	2655.85	3600.00	3780.00	3969.00	4167.45	4375.82	4594.61	4824.34	5065.56	5318.84	5584.78	5864.02	6157.22	6465.08	6788.34
Monthly Reserves	210.67	221.32	300.00	315.00	330.75	347.29	364.65	382.88	402.03	422.13	443.24	465.40	488.67	513.10	538.76	565.69
Catastrophic Loss Reserve Account																
Expense	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beginning Balance	36,072	41,127	51,188	61,265	72,357	83,465	94,591	106,733	118,893	131,071	144,268	157,484	170,720	184,976	199,254	213,553
Annual Contributions	10,000	10,000	10,000	11,000	11,000	11,000	12,000	12,000	12,000	13,000	13,000	13,000	14,000	14,000	14,000	15,000
Interest	54	62	77	92	109	125	142	160	178	197	216	236	256	277	299	320
Ending Balance	41,127	51,188	61,265	72,357	83,465	94,591	106,733	118,893	131,071	144,268	157,484	170,720	184,976	199,254	213,553	228,873

Item	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Required fully funded by FL St 718.112(2)(g)1															
A Roofs															
Mansard Roof Building 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Silicone flat roofs (1&2) & all appurtenances therto	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Silicone flat roofs (3&4) & all appurtenances therto	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Roofing Tile Garages/Residential	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Roofing Tile Clubhouse	0	0	0	0	0	0	0	0	75,481	0	-	-	-	-	-
B Walls															
Load bearing walls	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
C Floors															
Balconies Concrete resoration	0	0	0	0	804,809	837,002	0	0	0	0	-	-	-	-	-
Floors	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
D Foundation															
Foundation	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
West Garage Structure Repairs															
E Fireproofing & Fire protection															
Fire Alarm System Modernization	0	0	0	0	0	0	0	0	0	0	-	-	-	-	550,351
Fire Pump/Equipment	0	0	54,230	0	0	0	0	0	0	0	-	-	-	-	-
Fire sprinkler backflow	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
F Plumbing															
Water, sewer & common plumbing systems	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Potable water Backflows	0	0	0	0	0	0	0	0	81,732	0	-	-	-	-	-
Roof drains/Storm sewer system	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Plumbing	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
G Electrical System															
Clubhouse AC, 1st Floor	0	0	0	7,520	0	0	0	0	18,298	0	-	-	-	-	-
Clubhouse AC, 2nd Floor	0	0	0	6,768	0	0	0	0	16,468	0	-	-	-	-	-
Elevator Modernization, bldg 1	0	0	0	0	0	0	0	0	0	247,774	-	-	-	-	-
Elevator Modernization, bldg 2	0	0	0	0	0	203,339	0	0	0	0	-	-	-	-	-
Elevator Modernization, bldg 3	0	0	0	0	195,518	0	0	0	0	0	-	-	-	-	-
Elevator Modernization, bldg 4 (\$43,013)	167,130	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Elevator Modernization, Clubhouse	0	0	0	0	276,333	0	0	0	0	0	-	-	-	-	-
Lobby AC Building 1	0	0	0	6,773	0	0	0	0	0	8,926	-	-	-	-	-
Lobby AC Building 2	0	0	0	0	0	7,325	0	0	0	0	-	-	9,731	-	-
Lobby AC Building 3	0	6,262	0	0	0	0	0	0	8,240	0	8,926	-	-	-	-
Lobby AC Building 4	0	0	0	0	7,044	0	0	0	0	8,570	-	9,312	-	-	-
EV Improvements	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Electrical System	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
H Painting, Sealing, Waterproofing															
Catwalks Resurfacing	18,430	0	0	0	21,560	0	0	0	25,223	0	-	-	29,787	-	-
Paint Exterior Clubhouse	0	0	0	0	0	0	0	14,999	0	0	-	-	-	-	-
Paint Exterior Garages	0	0	0	0	0	0	0	0	0	0	-	95,126	-	-	-
Paint Exterior Residential Buildings	0	0	0	0	0	0	565,461	0	0	0	-	-	-	-	-
I Windows															
Windows-Lobby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windows & Shutters-common	0	0	0	0	0	0	0	8,533	0	0	0	0	0	0	0
J Other Structural															
Milestone Inspection (2023+10 yrs)\$12K-\$38K	0	0	0	0	0	0	47,934	0	0	0	-	-	-	-	-
Reserve Study/updates (10 yrs)	0	0	0	0	0	0	14,098	0	0	0	-	-	-	-	-

Item	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	163,200	-	-	-	-
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	-	158,198	-	-	-
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	-	-	85,964	-	-
Doors Lobby Glass, West Facing	0	34,763	36,154	37,600	0	0	0	0	0	0	-	-	-	-	-
Garage Door Single	0	0	0	0	0	0	0	0	0	0	-	-	385,737	-	-
Railings Handrails, East	0	0	0	0	469,233	0	0	0	0	0	-	-	-	-	-
Railings Handrails, Clubhouse	0	0	0	0	35,454	0	0	0	0	0	-	-	-	-	-
Railings Handrails, West	0	0	0	0	210,951	0	0	0	0	0	-	-	-	-	-
Required by Lantana By-laws Sec 9.1(a)															
Pavement															
Asphalt Overlay 2022 est \$96k	0	0	0	0	0	0	224,468	0	0	0	-	-	-	-	-
Asphalt Sealcoat/Rejuvenation	20,501	0	0	0	23,984	0	0	0	0	0	30,394	-	-	-	36,374
Common Area Interiors															
Interior Renovations, Clubhouse	0	0	0	0	0	0	0	0	0	0	89,859	-	-	-	-
Interior Renovations, Lobbies	0	0	0	0	0	0	0	0	0	63,434	-	-	-	-	-
Kitchen Interiors	0	0	0	0	0	0	29,809	0	0	0	-	-	-	-	-
Restroom Interiors	0	0	0	0	0	0	0	0	0	0	41,230	-	-	-	-
Other Reserve Items															
Mechanical - General															
Trash Chute	0	0	75,199	0	0	0	0	0	0	0	-	-	-	-	-
Trash Chute Doors	0	0	0	0	0	0	0	0	21,080	0	-	-	-	-	-
Pool															
Pool Deck, Kool Deck Restore	0	0	0	0	0	0	0	0	19,756	0	-	-	-	-	-
Pool Fencing	0	27,554	0	0	0	0	0	0	0	0	-	-	-	-	-
Pool Gates	0	0	0	0	0	0	0	0	23,788	0	-	-	-	-	-
Pool Furniture Allowance	0	0	0	0	20,855	0	0	0	0	0	-	-	-	-	31,629
Pool Heater, Heat Pumps	0	0	0	0	0	23,045	0	0	0	0	-	-	-	32,047	-
Pool Interior resurfacing	0	0	0	0	0	0	0	0	0	0	60,163	-	-	-	-
Site Improvements															
Lighting Renovations															
Access Control System	0	0	0	0	0	0	70,491	0	0	0	-	-	-	-	-
Camera/Security	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Dune Crossover Restoration	0	0	0	0	0	0	0	0	69,648	0	-	-	-	-	-
Dune Repair/Restoration/Improvements	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-
Landscaping/Irrigation	0	0	0	0	0	0	35,245	0	0	0	-	-	-	-	-
Catastrophic Loss	15,000	15,000	16,000	16,000	16,000	17,000	17,000	17,000	18,000	18,000	18,000	19,000	19,000	19,000	20,000
Total Expenses	221,061	83,579	181,583	74,660	2,081,742	1,087,711	1,004,506	40,533	377,714	90,004	668,472	281,636	530,220	51,047	638,354
Beginning Balance	2,224,888	2,699,216	3,347,610	3,937,166	4,674,314	3,447,671	3,250,512	3,179,238	4,117,430	4,771,273	5,766,644	6,241,600	7,161,496	7,895,924	9,174,639
Annual Contributions	684,264	718,478	754,401	792,122	831,728	873,314	916,980	962,829	1,010,970	1,061,519	1,114,595	1,170,324	1,228,840	1,290,283	1,354,797
Interest	11,124	13,496	16,738	19,686	23,372	17,238	16,253	15,896	20,587	23,856	28,833	31,208	35,807	39,480	45,873
Ending Balance	2,699,216	3,347,610	3,937,166	4,674,314	3,447,671	3,250,512	3,179,238	4,117,430	4,771,273	5,766,644	6,241,600	7,161,496	7,895,924	9,174,639	9,936,955
Unit (96) Per Year	7127.75	7484.14	7858.35	8251.27	8663.83	9097.02	9551.87	10029.47	10530.94	11057.49	11610.36	12190.88	12800.42	13440.44	14112.46
Monthly Reserves	593.98	623.68	654.86	687.61	721.99	758.09	795.99	835.79	877.58	921.46	967.53	1015.91	1066.70	1120.04	1176.04
Catastrophic Loss Reserve Account															
Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beginning Balance	228,873	244,216	259,583	275,972	292,386	308,825	326,288	343,777	361,293	379,835	398,405	417,002	436,628	456,283	475,967
Annual Contributions	15,000	15,000	16,000	16,000	16,000	17,000	17,000	17,000	18,000	18,000	18,000	19,000	19,000	19,000	20,000
Interest	343	366	389	414	439	463	489	516	542	570	598	626	655	684	714
Ending Balance	244,216	259,583	275,972	292,386	308,825	326,288	343,777	361,293	379,835	398,405	417,002	436,628	456,283	475,967	496,681