

# *Lantana Oceanfront Condominium Association, Inc.*

*c/o Dependable Property Management, LLC  
2194 Hwy A1A, Indian Harbour Beach, FL 32937  
(321) 773-4033 Office (321) 508-5431 Emergency  
[angela@dependableproperty.com](mailto:angela@dependableproperty.com)*

December 6, 2023

RE: Lantana 2024 Proposed Operating Budget and Reserve Schedule

Dear Unit Owners:

2023 has been a busy year here at Lantana. Recovering from last year's hurricane, completing the balcony restoration project, and preparing for the Milestone inspection next year makes for a challenging year when it comes to finances. Fortunately, thanks to some financial preparation last year, community involvement this year, and a well-thought-out plan going forward we should be well positioned for the coming year.

Navigating this difficult financial year would not have been possible without the help of so many people. Firstly, we would like to thank the members of the Budget Committee—Kevin Shaw, Kris Schumacher, Steve Lindsey, Steve Barnes and Angela Phillips—for their contributions to this whole process. Their financial expertise, historical knowledge, and experience in budget processes helped to create a budget that will serve our community well in the future. Secondly, we'd like to thank current Board members and volunteers who worked diligently to get our community's business done. Their efforts ensured we were as efficient as possible with our association's (your) money. Next, we would like to thank the previous Board who, with their budget planning, put us in a financial position to recover from the hurricane, maintain our property, and improve the appearance of the community. Finally, we would like to thank our membership for being patient and understanding when you were inconvenienced by the numerous projects and repairs we did this year.

Being in a solid position financially, our association was able to accomplish quite a bit this year. We were able to finish the balcony restoration project (started last year) to ensure the structural integrity of our buildings. The mansard roof on building 2 was repaired to ensure the safety of those living below. The roofs on buildings 3 and 4 will be repaired in the next two years. We were able to refresh our lobby gardens to restore them to a more tropical look. The lobbies themselves have been given a renovation whose new look should bring new life to them. Homeowners should also better enjoy their vistas this year with the recent trimming and clearing of much of the foliage on the dunes. The clubhouse elevator modernization has been contracted out and should be finished early next year. Rooftop doors, clubhouse sliders and shutters, elevator electrical surge protection, and other less visible projects were done to prepare our community for the Milestone Inspection and Structural Integrity Reserve Study (SIRS) which we will have done next year.

Attached to this letter is your Board of Directors' proposal for the Lantana 2024 Operating Budget and Reserve Schedule. This process is time-consuming and difficult. From the beginning our planning goals were to:

1. Ensure our association meets its financial obligations and is a good steward of our money.
2. Take care of and maintain our property to preserve its value and allow us to enjoy it.
3. Establish fully funded reserves to minimize the need for special assessments in the future.

Below is a summary of our proposal for 2024:

1. Propose a **monthly operational maintenance assessment of \$580**. That is an increase of \$17.32 from what we paid in 2023 of \$562.68. Higher insurance premiums, higher labor costs, higher material costs, and the age of our condominium have contributed to the increase.
2. Propose a **monthly pooled reserve contribution of \$250**, an increase of \$28.68 from our 2023 amount of \$221.32. After careful review of assumed unit costs, useful life estimates, and future planned contributions we believe this amount will enable us to fully fund our pooled reserve fund.
3. The combined total of these numbers bring the **total 2024 monthly assessment to \$830 per unit**. This value is consistent with the range of condominium monthly fees in our area for similar size and age communities.

For the coming year, we're hoping the level of new and required projects will not be so big. The Milestone Inspection and SIRS will give us an indication of how well we, as a community, are doing. Moving forward, your Board has proposed a budget and Reserve Schedule that we believe will meet the needs of our condominium association for the years to come.

Sincerely,

Lantana Board of Directors

**Lantana Oceanfront COA**  
**Approved (Updated) 2024 Budget**  
**(fully funded Reserves)**

	2023 Annual Budget	2023 EST Actual Expenses	Proposed 2024 Budget Annual	Proposed 2024 Budget Monthly	Proposed 2024 Budget Mo/Unit
<b>Income</b>					
4000 · Revenues/Income					
4010 · Monthly Maintenance Fees (Op)	\$648,212.79	\$648,207.36	\$668,160.00	\$55,680.00	\$580.00
4060 · Late & Interest Charges	\$0.00	\$1,210.16	\$0.00	\$0.00	\$0.00
4210 · Operating Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4600 · Special Assessments Income					
4605 · Special Assessment - 2023	\$288,000.00	\$288,000.00	\$0.00	\$0.00	\$0.00
Total 4600 · Special Assessments Income	\$288,000.00	\$288,000.00	\$0.00	\$0.00	\$0.00
4800 · Electric Vehicle Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4840 · Monthly Reserves Income					
4845 · Monthly Reserves Fees	\$254,960.64	\$254,960.64	\$288,000.00	\$24,000.00	\$250.00
Total 4840 · Monthly Reserves Income	\$254,960.64	\$254,960.64	\$288,000.00	\$24,000.00	\$250.00
4850 · Reserve Interest	\$0.00	\$7,800.00	\$8,000.00	\$666.67	\$6.94
4851 · Reserve Interest Contributed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4949 · Misc Income	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00
<b>Total 4000 · Revenues/Income</b>	<b>\$1,191,173.43</b>	<b>\$1,200,278.16</b>	<b>\$964,160.00</b>	<b>\$80,346.67</b>	<b>\$836.94</b>
<b>Total Income</b>	<b>\$1,191,173.43</b>	<b>\$1,200,278.16</b>	<b>\$964,160.00</b>	<b>\$80,346.67</b>	<b>\$836.94</b>
	<b>\$1,191,173.43</b>	<b>\$1,200,278.16</b>	<b>\$964,160.00</b>	<b>\$80,346.67</b>	<b>\$836.94</b>
<b>Expense</b>					
5000 · Operating Expenses					
5100 · General & Administrative					
5110 · Bank Fees	\$0.00	\$175.00	\$250.00	\$20.83	\$0.22
5115 · Accounting & Audit Fees	\$4,250.00	\$5,700.00	\$4,500.00	\$375.00	\$3.91
5120 · Insurance					
5121 · Policy Premium - General/Flood	\$189,456.00	\$188,156.64	\$204,000.00	\$17,000.00	\$177.08
5122 · Flood Insurance Premium	\$23,803.00	\$23,760.00	\$26,207.00	\$2,183.92	\$22.75
5127 · Ins Event - APR23 Lightning					
5127.1 · Insurance Event APR2023 Expense	\$0.00	\$17,641.47	\$0.00	\$0.00	\$0.00
5127.2 · Ins Claim Settlement CK APR23	\$0.00	-\$7,641.47	\$0.00	\$0.00	\$0.00
Total 5127 · Ins Event - APR23 Lightning	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00
5128 · Ins Event - JUN23 Lightning					
5128.1 · Insurance Event JUN2023 Expense	\$0.00	\$31,569.94	\$0.00	\$0.00	\$0.00
5128.2 · Ins Claim Settlement CK 08JUN23	\$0.00	-\$21,569.94	\$0.00	\$0.00	\$0.00
Total 5128 · Ins Event - JUN23 Lightning	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00
Total 5120 · Insurance	\$213,259.00	\$231,916.64	\$230,207.00	\$19,183.92	\$199.83
5130 · Licenses, Permits, Subscription	\$0.00	\$425.00	\$450.00	\$37.50	\$0.39
5160 · Office Supplies	\$1,600.00	\$0.00	\$470.00	\$39.17	\$0.41
5165 · Postage, Printing, Copies	\$1,500.00	\$2,000.00	\$2,000.00	\$166.67	\$1.74
5170 · Dues & Subscriptions	\$0.00	\$85.00	\$85.00	\$7.08	\$0.07
5175 · Storage Unit (offsite)	\$0.00	\$395.00	\$840.00	\$70.00	\$0.73
5180 · Miscellaneous Expense	\$1,740.00	\$3.57	\$1,000.00	\$83.33	\$0.87
5190 · Bad Debt	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
5200 · Website and Software	\$0.00	\$355.74	\$400.00	\$33.33	\$0.35
<b>Total 5100 · General &amp; Administrative</b>	<b>\$223,349.00</b>	<b>\$241,055.95</b>	<b>\$240,202.00</b>	<b>\$20,016.83</b>	<b>\$208.51</b>
5300 · Payroll & Professional Fees					
5320 · Management Company	\$24,000.00	\$24,000.00	\$24,000.00	\$2,000.00	\$20.83
5340 · Legal	\$4,500.00	\$4,800.00	\$7,000.00	\$583.33	\$6.08
5345 · Legal Fees Reimbursement	\$0.00	-\$400.00	\$0.00	\$0.00	\$0.00
5350 · Lic, Permits, and Taxes	\$3,000.00	\$0.00	\$100.00	\$8.33	\$0.09
<b>Total 5300 · Payroll &amp; Professional Fees</b>	<b>\$31,500.00</b>	<b>\$28,400.00</b>	<b>\$31,100.00</b>	<b>\$2,591.67</b>	<b>\$27.00</b>

**Lantana Oceanfront COA  
Approved (Updated) 2024 Budget  
(fully funded Reserves)**

	2023 Annual Budget	2023 EST Actual Expenses	Proposed 2024 Budget Annual	Proposed 2024 Budget Monthly	Proposed 2024 Budget Mo/Unit
<b>6000 · Building - Exterior/Interior</b>					
<b>6100 · Building Repair, Supply, Maint</b>					
6110 · Maintenance Labor	\$80,240.00	\$74,906.67	\$80,240.00	\$6,686.67	\$69.65
6111 · Janitorial Services	\$46,160.00	\$46,060.00	\$44,460.00	\$3,705.00	\$38.59
6112 · General Maintenance Repair	\$20,000.00	\$6,141.05	\$12,000.00	\$1,000.00	\$10.42
6115 · Maintenance Supplies	\$12,233.20	\$8,149.23	\$9,000.00	\$750.00	\$7.81
6116 · Janitorial Supplies	\$0.00	\$4,747.29	\$5,000.00	\$416.67	\$4.34
<b>Total 6100 · Building Repair, Supply, Maint</b>	<b>\$158,633.20</b>	<b>\$140,004.24</b>	<b>\$150,700.00</b>	<b>\$12,558.33</b>	<b>\$130.82</b>
6150 · SA Balconies Expenditures	\$0.00	\$449,296.03	\$0.00	\$0.00	\$0.00
6200 · Roof Repairs	\$2,200.00	\$0.00	\$2,000.00	\$166.67	\$1.74
6210 · Garage Doors & Openers	\$0.00	\$1,430.00	\$3,000.00	\$250.00	\$2.60
6410 · Pest Control - Bldg Perimeter	\$4,092.00	\$4,184.32	\$4,250.00	\$354.17	\$3.69
6415 · Rodent Removal / Exclusion	\$0.00	\$3,800.00	\$4,000.00	\$333.33	\$3.47
<b>6500 · Fire Safety System</b>					
6510 · Fire Alarm Monitor	\$18,298.52	\$10,000.00	\$10,000.00	\$833.33	\$8.68
6520 · Fire Pump Maintenance & Repair	\$5,528.18	\$15,000.00	\$15,000.00	\$1,250.00	\$13.02
<b>Total 6500 · Fire Safety System</b>	<b>\$23,826.70</b>	<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$2,083.33</b>	<b>\$21.70</b>
6600 · Elevator Contract & Repair	\$16,655.00	\$19,117.83	\$16,000.00	\$1,333.33	\$13.89
<b>Total 6000 · Building - Exterior/Interior</b>	<b>\$205,406.90</b>	<b>\$642,832.42</b>	<b>\$204,950.00</b>	<b>\$17,079.17</b>	<b>\$177.91</b>
<b>7000 · Grounds, Pool, &amp; Amenities</b>					
<b>7001 · Landscape &amp; Grounds</b>					
7010 · Lawn Service Contract	\$32,832.00	\$32,832.00	\$34,000.00	\$2,833.33	\$29.51
7015 · Tree Trim, Shrubs	\$1,800.00	\$4,680.00	\$4,000.00	\$333.33	\$3.47
7020 · Landscape Improvements	\$7,600.00	\$12,000.00	\$10,000.00	\$833.33	\$8.68
7030 Dune Trimming	\$22,500.00	\$13,200.00	\$20,500.00	\$1,708.33	\$17.80
7060 · Irrigation Repairs & Maint.	\$2,000.00	\$1,609.28	\$3,000.00	\$250.00	\$2.60
7080 · Fertilizer & Pest Control	\$2,160.00	\$1,677.83	\$2,000.00	\$166.67	\$1.74
<b>Total 7001 · Landscape &amp; Grounds</b>	<b>\$68,892.00</b>	<b>\$65,999.11</b>	<b>\$73,500.00</b>	<b>\$6,125.00</b>	<b>\$63.80</b>
<b>7200 · Pool Expenses</b>					
<b>7220 · Pool &amp; Pumphouse Maintenance</b>					
7221 · Pool Repairs & Supplies	\$0.00	\$860.49	\$3,000.00	\$250.00	\$2.60
7240 · Pool Service	\$9,000.00	\$7,500.00	\$8,000.00	\$666.67	\$6.94
<b>Total 7220 · Pool &amp; Pumphouse Maintenance</b>	<b>\$9,000.00</b>	<b>\$8,360.49</b>	<b>\$11,000.00</b>	<b>\$916.67</b>	<b>\$9.55</b>
<b>Total 7200 · Pool Expenses</b>	<b>\$9,000.00</b>	<b>\$8,360.49</b>	<b>\$11,000.00</b>	<b>\$916.67</b>	<b>\$9.55</b>
<b>Total 7000 · Grounds, Pool, &amp; Amenities</b>	<b>\$77,892.00</b>	<b>\$74,359.60</b>	<b>\$84,500.00</b>	<b>\$7,041.67</b>	<b>\$73.35</b>
<b>8000 · Utilities</b>					
8010 · Electricity, Gas, Elev/Entry PH	\$28,951.77	\$28,001.16	\$31,000.00	\$2,583.33	\$26.91
8030 · Gas	\$0.00	\$1,136.87	\$1,200.00	\$100.00	\$1.04
8040 · Water & Sewer	\$62,377.43	\$52,200.53	\$53,000.00	\$4,416.67	\$46.01
8060 · Phone - Ofc, Internet, Elevatr	\$0.00	\$3,100.59	\$3,208.00	\$267.33	\$2.78
8090 · Trash Removal	\$18,735.70	\$18,533.33	\$19,000.00	\$1,583.33	\$16.49
<b>Total 8000 · Utilities</b>	<b>\$110,064.90</b>	<b>\$102,972.48</b>	<b>\$107,408.00</b>	<b>\$8,950.67</b>	<b>\$93.24</b>
<b>Total 5000 · Operating Expenses</b>	<b>\$648,212.80</b>	<b>\$1,089,620.45</b>	<b>\$668,160.00</b>	<b>\$55,680.00</b>	<b>\$580.00</b>
<b>9000 · Reserves Contributions</b>	<b>\$254,960.64</b>	<b>\$254,960.64</b>	<b>\$288,000.00</b>	<b>\$24,000.00</b>	<b>\$250.00</b>
9100 · Reserves Interest Contributed	\$10,123.24	\$7,592.43	\$8,000.00	\$666.67	\$6.94
<b>Total Expense</b>	<b>\$913,296.68</b>	<b>\$1,352,173.52</b>	<b>\$964,160.00</b>	<b>\$80,346.67</b>	<b>\$836.94</b>
<b>Net Income</b>	<b>\$277,876.75</b>	<b>-\$151,895.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lantana Oceanfront Condominium  
2024 APPROVED Reserve Schedule

Item	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
<b>Required fully funded by FL St 718.112(2)(g)1</b>															
<b>A</b>															
Mansard Roof Building 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 2	74,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 3	0	78,822	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 4	0	0	81,974	0	0	0	0	0	0	0	0	0	0	0	0
Silicone flat roofs (1&2) & all appurtenances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Silicone flat roofs (3&4) & all appurtenances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofing Tile Garages/Residential	0	0	0	0	0	371,192	0	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
<b>B</b>															
Walls															
Load bearing walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>C</b>															
Floors															
Balconies Concrete Restoration (SA+Overrun)	886,524	0	0	0	0	0	0	237,808	0	0	0	0	289,330	0	0
Floors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>D</b>															
Foundation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Garage Structure Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>E</b>															
Fireproofing & Fire protection															
Fire Alarm System Modernization	0	0	0	159,592	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
Fire sprinkler backflow (McConkey)	52,200	0	0	0	0	0	0	0	0	0	39,377	0	0	0	0
<b>F</b>															
Plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water, sewer & common plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Potable water Backflows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof drains/Storm sewer system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing assessment	0	21,200	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>G</b>															
Electrical System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse AC, 1st Floor	0	0	0	0	0	0	0	0	4,185	0	0	0	0	0	0
Clubhouse AC, 2nd Floor	0	0	0	0	0	0	0	0	4,185	0	0	0	0	0	0
Elevator Modernization, bldg 1	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
Elevator Modernization, bldg 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, Clubhouse	77,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby AC Building 1	0	0	0	0	0	0	0	5,365	0	0	0	0	0	0	0
Lobby AC Building 2	0	0	0	0	0	0	5,159	0	0	0	0	0	0	0	0
Lobby AC Building 3	0	0	0	0	0	4,960	0	0	0	0	0	0	0	0	0
Lobby AC Building 4	0	0	0	0	0	0	0	0	5,580	0	0	0	0	0	0
EV Improvements	7,711	8,174	8,501	8,841	0	0	0	0	0	0	0	0	0	0	0
Electrical System	6,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>H</b>															
Painting, Sealing, Waterproofing															
Catwalks Resurfacing	0	10,000	0	0	0	0	0	0	0	11,998	0	0	0	0	0
Paint Exterior Clubhouse	0	0	0	0	12,198	0	0	0	0	0	0	0	0	17,361	0
Paint Exterior Garages	0	0	60,852	0	0	0	0	0	0	0	0	0	0	0	97,427
Paint Exterior Residential Buildings	0	0	0	229,923	0	0	0	0	0	0	0	0	327,252	0	0
<b>I</b>															
Windows															
Windows-Lobby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windows & Shutters-common (Clubhouse)	3,600	3,816	0	0	0	0	0	0	0	0	5,431	5,649	0	0	0
<b>J</b>															
Other Structural															
Milestone Inspection (2023+10 yrs)\$12K-\$38K	0	21,200	0	0	0	0	0	0	0	0	0	31,381	0	0	0

Lantana Oceanfront Condominium  
2024 APPROVED Reserve Schedule

Item	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Study/updates (10 yrs)	0	7,420	0	0	0	0	0	0	0	0	0	10,983	0	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	71,664	0	0	0	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	69,250	0	0	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	0	37,450	0	0	0
Lobby Glass Doors, West Facing, Repair	0	11,660	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby Glass Doors, West Facing, Replace	0	0	0	0	0	0	51,586	0	0	0	0	0	0	0	0
Garage Door Single	0	0	118,067	0	0	0	0	0	0	0	0	0	0	0	0
Railings Handrails, East	0	0	0	0	214,619	0	0	0	0	0	0	0	0	0	0
Railings Handrails, Clubhouse	0	0	0	0	0	16,865	0	0	0	0	0	0	0	0	0
Railings Handrails, West, Repair	0	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Railings Handrails, West, Replace	0	0	0	0	0	0	104,359	0	0	0	0	0	0	0	0
<b>Required by Lantana By-laws Sec 9.1(a)</b>															
<b>Pavement</b>															
Asphalt Overlay 2022 est \$96k	0	0	0	0	0	0	0	0	111,045	0	0	0	0	0	0
Asphalt Sealcoat/Rejuvenation	0	0	0	0	11,844	0	0	0	0	0	0	0	0	16,857	0
<b>Common Area Interiors</b>															
Interior Renovations, Clubhouse	0	0	0	0	0	0	35,079	0	0	0	0	0	0	0	0
Interior Renovations, Lobbies	14,570	0	0	0	0	0	0	0	0	0	21,982	0	0	0	0
Kitchen Interiors	0	0	0	0	0	0	0	0	14,747	0	0	0	0	0	0
Restroom Interiors, Clubhouse	0	16,282	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Other Reserve Items</b>															
<b>Mechanical - General</b>															
Trash Chute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash Chute Doors	0	7,327	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Pool</b>															
Pool Deck, Kool Deck Restore	0	0	0	0	9,420	0	0	0	0	11,460	0	0	0	0	13,943
Pool Fencing	0	0	0	0	0	0	0	0	0	0	0	0	19,402	0	0
Pool Gates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Furniture Allowance	0	0	0	0	0	0	0	0	0	10,654	0	0	0	0	0
Pool Heater, Heat Pumps	0	0	0	0	0	24,801	0	0	0	0	0	0	0	33,942	0
Pool Interior resurfacing	0	22,387	0	0	0	0	0	0	0	0	0	0	0	35,843	0
<b>Site Improvements</b>															
Lighting Renovations	0	0	0	0	0	0	8,548	0	0	0	0	0	0	0	0
Access Control System	0	26,500	0	0	0	0	0	0	0	0	0	39,226	0	0	0
Camera/Security	0	0	0	0	0	0	0	0	7,114	0	0	0	0	0	0
Dune Crossover Restoration / Repairs	6,497	10,017	0	0	0	0	0	0	13,182	0	0	0	0	0	0
Landscaping/Irrigation	0	0	0	0	0	0	0	13,412	0	0	0	0	0	0	0
Catastrophic Loss	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Deferred Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	<b>1,139,628</b>	<b>269,804</b>	<b>279,395</b>	<b>408,356</b>	<b>258,080</b>	<b>427,818</b>	<b>214,730</b>	<b>266,585</b>	<b>170,037</b>	<b>115,776</b>	<b>146,040</b>	<b>134,690</b>	<b>645,983</b>	<b>114,003</b>	<b>121,370</b>
<b>Beginning Balance</b>															
Beginning Balance	381,122	362,361	382,369	407,286	318,487	395,395	319,620	474,057	595,790	833,977	1,147,878	1,454,360	1,796,063	1,651,638	2,063,100
Annual Contributions	254,961	288,000	302,400	317,520	333,396	350,066	367,569	385,948	405,245	425,507	446,783	469,122	492,578	517,207	543,067
Special Assessment	864,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	1,906	1,812	1,912	2,036	1,592	1,977	1,598	2,370	2,979	4,170	5,739	7,272	8,980	8,258	10,315
<b>Ending Balance</b>	<b>362,361</b>	<b>382,369</b>	<b>407,286</b>	<b>318,487</b>	<b>395,395</b>	<b>319,620</b>	<b>474,057</b>	<b>595,790</b>	<b>833,977</b>	<b>1,147,878</b>	<b>1,454,360</b>	<b>1,796,063</b>	<b>1,651,638</b>	<b>2,063,100</b>	<b>2,495,112</b>
<b>Annual Reserve Payment per Unit</b>															
Annual Reserve Payment per Unit	2655.84	3000.00	3150.00	3307.50	3472.88	3646.52	3828.84	4020.29	4221.30	4432.37	4653.98	4886.68	5131.02	5387.57	5656.95
<b>Monthly Reserve Payment per Unit</b>															
Monthly Reserve Payment per Unit	221.32	250.00	262.50	275.63	289.41	303.88	319.07	335.02	351.78	369.36	387.83	407.22	427.58	448.96	471.41

Lantana Oceanfront Condominium  
2024 APPROVED Reserve Schedule

Item	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Required fully funded by FL St 718.112(2)(g)1</b>													
<b>A</b>													
Roofs													
Mansard Roof Building 1	0	0	0	0	0	0	0	0	0	194,273	0	0	0
Mansard Roof Building 2	0	0	0	0	0	0	0	0	0	0	202,044	0	0
Mansard Roof Building 3	0	0	0	0	0	0	0	0	0	0	0	210,125	0
Mansard Roof Building 4	0	0	0	0	0	0	0	0	0	0	0	0	218,531
Silicone flat roofs (1&2) & all appurtenances	0	0	0	0	0	0	284,408	0	0	0	0	0	0
Silicone flat roofs (3&4) & all appurtenances	0	0	0	0	262,951	0	0	0	0	0	0	0	0
Roofing Tile Garages/Residential	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofing Tile Clubhouse	0	0	0	0	0	0	0	0	62,175	0	0	0	0
<b>B</b>													
Walls													
Load bearing walls	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>C</b>													
Floors													
Balconies Concrete Restoration (SA+Overrun)	0	0	352,014	0	0	0	0	428,279	0	0	0	0	521,067
Floors	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>D</b>													
Foundation													
Foundation	0	0	0	0	0	0	0	0	0	0	0	0	0
West Garage Structure Repairs													
<b>E</b>													
Fireproofing & Fire protection													
Fire Alarm System Modernization	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Pump/Equipment	0	0	44,671	0	0	0	0	0	0	0	0	0	0
Fire sprinkler backflow (McConkey)	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>F</b>													
Plumbing													
Water, sewer & common plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0
Potable water Backflows	0	0	0	0	0	0	0	0	67,325	0	0	0	0
Roof drains/Storm sewer system	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing assessment	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>G</b>													
Electrical System													
Clubhouse AC, 1st Floor	0	0	0	6,194	0	0	0	0	0	0	0	0	0
Clubhouse AC, 2nd Floor	0	0	0	6,194	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 1	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 2	0	0	0	0	0	167,495	0	0	0	0	0	0	0
Elevator Modernization, bldg 3	0	0	0	0	161,052	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 4	0	0	0	0	0	0	0	0	0	0	211,608	0	0
Elevator Modernization, Clubhouse	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby AC Building 1	0	0	7,941	0	0	0	0	0	0	0	0	0	11,755
Lobby AC Building 2	0	7,636	0	0	0	0	0	0	0	0	0	0	0
Lobby AC Building 3	7,342	0	0	0	0	0	0	0	0	0	10,868	0	0
Lobby AC Building 4	0	0	0	8,259	0	0	0	0	0	0	0	0	0
EV Improvements	0	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
<b>H</b>													
Painting, Sealing, Waterproofing													
Catwalks Resurfacing	0	0	16,420	0	0	0	0	0	0	0	22,472	0	0
Paint Exterior Clubhouse	0	0	0	0	0	0	0	24,711	0	0	0	0	0
Paint Exterior Garages	0	0	0	0	0	0	0	0	0	0	0	155,983	0
Paint Exterior Residential Buildings	0	382,839	0	0	0	0	0	0	0	0	544,899	0	0
<b>I</b>													
Windows													
Windows-Lobby	0	0	0	0	0	0	0	0	0	0	0	0	0
Windows & Shutters-common (Clubhouse)	0	0	0	0	0	8,040	8,361	0	0	0	0	0	0
<b>J</b>													
Other Structural													
Milestone Inspection (2023+10 yrs)12K-53BK	0	0	0	0	0	0	46,452	0	0	0	0	0	0

Lantana Oceanfront Condominium  
2024 APPROVED Reserve Schedule

Item	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Reserve Study/Updates (10 yrs)	0	0	0	0	0	0	16,258	0	0	0	0	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	134,225	0	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	0	129,704	0
Door Replacement, common and Unit	0	0	0	0	0	0	0	0	0	0	0	0	70,144
Lobby Glass Doors, West Facing, Repair	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby Glass Doors, West Facing, Replace	0	0	0	0	0	0	0	96,620	0	0	0	0	0
Garage Door Single	0	0	0	0	0	0	0	0	0	0	0	0	314,747
Railings Handrails, East	0	0	0	371,651	0	0	0	0	0	0	0	0	0
Railings Handrails, Clubhouse	0	0	0	0	29,204	0	0	0	0	0	0	0	0
Railings Handrails, West, Repair	0	0	0	0	0	0	0	0	0	0	0	0	0
Railings Handrails, West, Replace	0	0	0	0	0	0	0	0	0	0	0	0	237,809

Required by Lantana By-laws Sec 9.1(a)

Item	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Pavement</b>													
Asphalt Overlay 2022 est \$96k	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Sealcoat/Rejuvenation	0	0	0	20,509	0	0	0	0	24,953	0	0	0	0
<b>Common Area Interiors</b>													
Interior Renovations, Clubhouse	0	51,925	0	0	0	0	0	0	0	0	0	76,861	0
Interior Renovations, Lobbies	0	0	0	0	0	32,539	0	0	0	0	0	0	0
Kitchen Interiors	0	0	0	0	0	23,610	0	0	0	0	0	0	0
Restroom Interiors, Clubhouse	0	0	0	0	0	0	0	0	0	0	41,735	0	0

Other Reserve Items

Item	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Mechanical - General</b>													
Trash Chute	0	0	61,943	0	0	0	0	0	0	0	0	0	0
Trash Chute Doors	0	0	0	0	0	0	0	0	0	0	18,781	0	0
<b>Pool</b>													
Pool Deck, Kool Deck Restore	0	0	0	0	16,964	0	0	0	0	20,640	0	0	0
Pool Fencing	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Gates	0	0	0	0	18,038	0	0	0	0	0	0	0	0
Pool Furniture Allowance	0	0	0	0	15,770	0	0	0	0	0	0	0	0
Pool Heater, Heat Pumps	0	0	0	0	0	0	46,452	0	0	0	0	0	0
Pool Interior resurfacing	0	0	0	0	0	0	0	0	0	0	57,385	0	0
<b>Site Improvements</b>													
Lighting Renovations	0	12,653	0	0	0	0	0	0	0	0	0	18,729	0
Access Control System	0	0	0	0	0	0	58,065	0	0	0	0	0	0
Camera/Security	0	0	0	10,530	0	0	0	0	0	0	0	0	0
Dune Crossover Restoration / Repairs	17,346	0	0	0	0	0	0	22,826	0	0	0	0	0
Landscaping/Irrigation	0	0	19,854	0	0	0	0	0	0	0	0	0	29,388
Catastrophic Loss	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Deferred Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	<b>34,689</b>	<b>465,052</b>	<b>512,843</b>	<b>433,339</b>	<b>513,980</b>	<b>241,683</b>	<b>469,996</b>	<b>582,435</b>	<b>164,452</b>	<b>224,912</b>	<b>1,254,016</b>	<b>612,706</b>	<b>1,413,441</b>

Beginning Balance	2,495,112	3,043,119	3,192,014	3,323,799	3,567,181	3,764,143	4,269,043	4,584,541	4,827,386	5,529,546	6,216,880	5,922,777	6,314,955
Annual Contributions	570,220	598,731	628,668	660,101	693,106	727,762	764,150	802,357	842,475	884,599	928,829	975,270	1,024,034
Special Assessment													
Interest	12,476	15,216	15,960	16,619	17,836	18,821	21,345	22,923	24,137	27,648	31,084	29,614	31,575
<b>Ending Balance</b>	<b>3,043,119</b>	<b>3,192,014</b>	<b>3,323,799</b>	<b>3,567,181</b>	<b>3,764,143</b>	<b>4,269,043</b>	<b>4,584,541</b>	<b>4,827,386</b>	<b>5,529,546</b>	<b>6,216,880</b>	<b>5,922,777</b>	<b>6,314,955</b>	<b>5,957,123</b>

Annual Reserve Payment per Unit	5939.79	6236.78	6548.62	6876.05	7219.86	7580.85	7959.89	8357.89	8775.78	9214.57	9675.30	10159.06	10667.02
Monthly Reserve Payment per Unit	494.98	519.73	545.72	575.00	601.65	631.74	663.32	696.49	731.32	767.88	806.27	846.59	888.92