

## Treasurer's Report on the 2025 Budget Meeting

On December 19, 2024, the Lantana Board of Directors conducted their 2025 Budget meeting to vote on the Proposed Budget and Reserve Schedule for 2025. At the meeting, the treasurer reviewed line items on both documents that had noticeable changes from the 2024 Budget. Below, **Section 1** covers the notes on the operational budget and **Section 2** covers the notes on the reserve schedule. **Section 2 also specifies amendments that the board made to the reserve schedule in order to approve it.**

### **Section 1: 2025 Proposed Budget Notes**

Proposed Monthly Maintenance Assessment	\$597.50	(increase of \$17.50 or 3%)
Proposed Monthly Reserve Assessment	\$262.50	(increase of \$12.50 or 5%)

**Proposed Total Monthly Assessment**                      **\$860.00**                      **(increase of \$30.00 or 3.5%)**

Below is a line-by-line summary of the charts of account (categories of income and expenses) that had a noticeable change. The categories in the budget were slightly reorganized to more accurately reflect where the money should be spent. This created line items where money was budgeted in 2025 that didn't exist in 2024.

- **Line 5120 Insurance:** significant savings in our 2025 premiums (which are already known) enabled budgeting approximately \$14K less for premiums than we actually spent for this expense in 2024.
- **Line 5130 Licenses, Permits, Subscriptions:** created extra lines in the budget to further delineate which permits and licenses we pay for. The actual expense of \$1459.39 (line 5133) was an expense that we won't have to pay in the future.
- **Line 5160 Office Supplies:** higher due to higher costs.
- **Line 5300 Payroll & Professional Fees:** reflects a pay raise for our management company (DPM) and a more typical annual cost for our lawyer.
- **Line 6110 Maintenance Labor:** increased to allow for a \$2 an hour increase in pay. (52 weeks X 40 hours X \$40) = \$83,200.
- **Line 6111 Janitorial Services:** reflects a decrease from the 2024 budget due to a reduction in hours paid. Budget is higher than actual money spent in 2024 due to less hours worked. (52 weeks X 32 hours X \$26) = \$43,264. No increase in hourly rate.
- **Lines 6112, 6114, 6115, 6116:** these items were reorganized slightly. The approximate \$5K increase in the 6100 items is due to labor cost increase and general maintenance repair increase (we saved money in 2024 by having our maintenance do some repairs that normally we would have to pay a separate contractor for).
- **Line 6200 Roof Repairs:** increased to show the amounts actually spent in 2024.

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- **Line 6210 Garage Doors & Openers:** increased due to vendor's increased charges and the anticipated need to repair door hardware on 25-year-old doors.
- **Line 6510 Fire Alarm Monitor:** set at expected cost. Did not need to spend amount budgeted in 2024. We will most likely be replacing fire alarm monitor panels in all of our buildings, which could increase this expense.
- **Line 6520 Fire Pump Maintenance & Repair:** increased above actual 2024 expenses to accommodate a repair to the valves on the fire water backflow pipes.
- **Line 6600 Elevator Contract & Repair:** budgeted an amount slightly above amount actually spent. Until we modernize the elevators and replace TKE with a different contractor, we anticipate repair costs similar to those we paid in 2024.
- **Line 7020 Landscape Improvements:** increased above actual expenses to provide money to replace shrubs along sidewalks and the lobby gardens if necessary.
- **Line 7030 Dune Trimming:** Lantana only did one trim in 2024. We have budgeted for two trims in 2025.
- **Line 7221 Pool Repairs & Supplies:** increased to maintain and repair the pool heaters until they are replaced (if need be).

Any line items not discussed in the notes are expected to be similar to what we paid this year, so we budgeted for them accordingly.

The "Reserves Activity" section at the end of the proposed budget is for informational purposes only. We created line items to show where the money was actually spent in 2024. The proposed reserve expenses for 2025 will be more accurately shown on the reserve schedule (in other words, not all the proposed reserve projects are shown here).

### **Section 2: 2025 Proposed Reserve Schedule Notes**

#### **General changes made to the 2025 Reserve Schedule include:**

- changed the maintenance inflation rate to 3% for every year;
- updated the item titles to line up with Florida regulatory changes from July of 2024;
- reorganized items into categories comparable to Florida regulatory SIRS requirements;
- used the 2024 SIRS information to update cost assumptions and useful life predictions where possible (items are annotated with a red or black "SIRS" by the item name);
- used actual costs or educated estimates for the other line items.

#### **Planned projects for 2025 are:**

- -Building 4 Mansard Roof repair
- -Fire Alarm System Modernization
- -Fire Sprinkler Backflow repair
- -Plumbing and Drainage Evaluation
- -Buildings 1-4 Elevator Modifications

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- -Painting Exterior of Garages
- -Pool Interior Resurfacing
- -Dune Crossover Repair

During the discussion to approve the 2025 Reserve Schedule, several projects were added and some price assumptions were changed in order to accommodate the newly added projects.

**Below is a list of the amendments made in order to approve the 2025 Reserve Schedule:**

- added \$7,500 to modernize the fire alarm system.
- added \$20,000 to repair the fire sprinkler backflow.
- added \$20,000 to perform a plumbing/drainage evaluation.
- reduced the expense for the elevator modification from \$75K to \$70K for each building.
- added \$23,425 for pool interior resurfacing.
- added \$14,000 for dune crossover repair.
- added \$27,045 in year 2026 to repair the roofing tile on the clubhouse.

It's important to note that the only changes made to the proposed budget package that was mailed to you are the amendments listed above. **The new amended and approved 2025 Budget and Reserve Schedule will be sent via an email blast and posted on our website as soon as the documentation has been updated.**

If you have any questions, contact the Board of Directors.

***Steve Barnes***

Lantana Treasurer

**Lantana Oceanfront COA  
Approved Fully Funded Reserves 2025 Budget**

	2024 Annual Budget	2024 Est Actual Expenses	Approved 2025 Budget Annual	Approved 2025 Budget Monthly	Approved 2025 Budget Mo/Unit
<b>Income</b>					
<b>4000 · Revenues/Income</b>					
4110 · Monthly Maintenance (Oper)	\$668,160.00	\$668,160.00	\$688,320.00	\$57,360.00	<b>\$597.50</b>
4345 · Monthly Reserves Fees	\$288,000.00	\$288,000.00	\$302,400.00	\$25,200.00	<b>\$262.50</b>
4350 · Reserve Interest	\$8,000.00	\$11,573.59	\$12,000.00	\$1,000.00	\$10.42
4510 · Late & Interest Charges	\$0.00	\$9,598.54	\$0.00	\$0.00	\$0.00
4520 · Legal & Collection Fees	\$0.00	\$711.66	\$0.00	\$0.00	\$0.00
4820 · Homeowner Optional Svcs	\$0.00	\$9,800.00	\$0.00	\$0.00	\$0.00
4947 · Lease Application / Renewal Fee	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00
4948 · Common Area Keys	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00
4954 · Returned Check Charges	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00
<b>Total 4000 · Revenues/Income</b>	<b>\$964,160.00</b>	<b>\$988,688.79</b>	<b>\$1,002,720.00</b>	<b>\$83,560.00</b>	<b>\$870.42</b>
<b>Total Income</b>	<b>\$964,160.00</b>	<b>\$988,688.79</b>	<b>\$1,002,720.00</b>	<b>\$83,560.00</b>	<b>\$870.42</b>
<b>Gross Profit</b>	<b>\$964,160.00</b>	<b>\$988,688.79</b>	<b>\$1,002,720.00</b>	<b>\$83,560.00</b>	<b>\$870.42</b>
<b>Expense</b>					
<b>5000 · Operating Expenses</b>					
<b>5100 · General &amp; Administrative</b>					
5110 · Bank Fees	\$250.00	\$528.27	\$550.00	\$45.83	\$0.48
5115 · Accounting & Audit Fees	\$4,500.00	\$4,545.00	\$4,600.00	\$383.33	\$3.99
5120 · Insurance					
5121 · Policy Premium - General/Mstr Pkg	\$204,000.00	\$230,254.80	\$212,000.00	\$17,666.67	\$184.03
5122 · Flood Insurance Premium	\$26,207.00	\$26,512.00	\$28,000.00	\$2,333.33	\$24.31
5217 · Insurance Event 01JAN24	\$0.00	\$4,653.40	\$0.00	\$0.00	\$0.00
5218 · Insurance Event 01APR2024			\$0.00	\$0.00	\$0.00
5218.1 · Insurance Event 01APR2024	\$0.00	\$22,968.06	\$0.00	\$0.00	\$0.00
5218.2 · Sttlmt Ck Flood event 01APR24	\$0.00	-\$12,968.05	\$0.00	\$0.00	\$0.00
<b>Total 5218 · Insurance Event 01APR2024</b>	<b>\$0.00</b>	<b>\$10,000.01</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total 5120 · Insurance</b>	<b>\$230,207.00</b>	<b>\$271,420.21</b>	<b>\$240,000.00</b>	<b>\$20,000.00</b>	<b>\$208.33</b>
5130 · Licenses, Permits, Subscription					
5131 · Elevator Licenses / Inspections	\$450.00	\$875.00	\$900.00	\$75.00	\$0.78
5132 · Pool Permits	\$0.00	\$350.00	\$350.00	\$29.17	\$0.30
5133 · FL Annual Corp Rpt	\$0.00	\$1,459.39	\$100.00	\$8.33	\$0.09
5134 · Membership Dues	\$85.00	\$85.00	\$85.00	\$7.08	\$0.07
5135 · Website & Admin Subscriptns	\$400.00	\$300.21	\$300.00	\$25.00	\$0.26
<b>Total 5130 · Licenses, Permits, Subscription</b>	<b>\$935.00</b>	<b>\$3,069.60</b>	<b>\$1,735.00</b>	<b>\$144.58</b>	<b>\$1.51</b>
5160 · Office Supplies	\$2,470.00	\$2,753.77	\$3,300.00	\$275.00	\$2.86
5175 · Storage Unit (offsite)	\$840.00	\$821.87	\$830.00	\$69.17	\$0.72
5180 · Miscellaneous Expense	\$1,000.00	\$1,462.71	\$1,000.00	\$83.33	\$0.87
<b>Total 5100 · General &amp; Administrative</b>	<b>\$240,202.00</b>	<b>\$284,601.43</b>	<b>\$252,015.00</b>	<b>\$21,001.25</b>	<b>\$218.76</b>
<b>5300 · Payroll &amp; Professional Fees</b>					
5320 · Management Company	\$24,000.00	\$24,000.00	\$27,600.00	\$2,300.00	\$23.96
5340 · Legal	\$7,000.00	\$4,907.29	\$5,000.00	\$416.67	\$4.34
5345 · Legal & Collectn Fees Reimb	\$100.00	\$510.00	\$0.00	\$0.00	\$0.00
<b>Total 5300 · Payroll &amp; Professional Fees</b>	<b>\$31,100.00</b>	<b>\$29,417.29</b>	<b>\$32,600.00</b>	<b>\$2,716.67</b>	<b>\$28.30</b>
<b>6000 · Building - Exterior/Interior</b>					
<b>6100 · Building Repair, Supply, Maint</b>					
6110 · Maintenance Labor	\$80,240.00	\$79,528.00	\$83,200.00	\$6,933.33	\$72.22

**Lantana Oceanfront COA  
Approved Fully Funded Reserves 2025 Budget**

	2024 Annual Budget	2024 Est Actual Expenses	Approved 2025 Budget Annual	Approved 2025 Budget Monthly	Approved 2025 Budget Mo/Unit
6111 - Janitorial Services	\$44,460.00	\$42,844.00	\$43,264.00	\$3,605.33	\$37.56
6112 - General Maintenance Repair	\$12,000.00	\$10,004.39	\$13,000.00	\$1,083.33	\$11.28
6114 - Maint Tool & Equip(incl Glf Ct)	\$0.00	\$1,025.38	\$1,000.00	\$83.33	\$0.87
6115 - Maintenance Supplies	\$9,000.00	\$12,480.56	\$10,000.00	\$833.33	\$8.68
6116 - Janitorial Supplies	\$5,000.00	\$3,429.71	\$5,000.00	\$416.67	\$4.34
<b>Total 6100 - Building Repair, Supply, Maint</b>	<b>\$150,700.00</b>	<b>\$149,312.04</b>	<b>\$155,464.00</b>	<b>\$12,955.33</b>	<b>\$134.95</b>
6200 - Roof Repairs	\$2,000.00	\$3,296.91	\$3,500.00	\$291.67	\$3.04
6210 - Garage Doors & Openers	\$3,000.00	\$1,877.23	\$4,000.00	\$333.33	\$3.47
6410 - Pest Control - Bldg Perimeter	\$4,250.00	\$4,440.00	\$4,600.00	\$383.33	\$3.99
6415 - Rodent Removal / Exclusion	\$4,000.00	\$2,195.00	\$2,500.00	\$208.33	\$2.17
6500 - Fire Safety System					
6510 - Fire Alarm Monitor	\$10,000.00	\$4,395.08	\$8,000.00	\$666.67	\$6.94
6520 - Fire Pump Maintenance & Repair	\$15,000.00	\$7,507.46	\$12,000.00	\$1,000.00	\$10.42
<b>Total 6500 - Fire Safety System</b>	<b>\$25,000.00</b>	<b>\$11,902.54</b>	<b>\$20,000.00</b>	<b>\$1,666.67</b>	<b>\$17.36</b>
6600 - Elevator Contract & Repair	\$16,000.00	\$30,961.62	\$32,000.00	\$2,666.67	\$27.78
<b>Total 6000 - Building - Exterior/Interior</b>	<b>\$204,950.00</b>	<b>\$203,985.34</b>	<b>\$222,064.00</b>	<b>\$18,505.33</b>	<b>\$192.76</b>
7000 - Grounds, Pool, & Amenities					
7001 - Landscape & Grounds					
7010 - Lawn Service Contract	\$34,000.00	\$32,832.00	\$34,500.00	\$2,875.00	\$29.95
7015 - Tree Trim, Shrubs, & Sea Grapes	\$4,000.00	\$4,350.00	\$4,500.00	\$375.00	\$3.91
7020 - Landscape Improvements	\$10,000.00	\$556.85	\$3,641.00	\$303.42	\$3.16
7030 - Dune Trimming	\$20,500.00	\$6,800.00	\$13,000.00	\$1,083.33	\$11.28
7060 - Irrigation Repairs & Maint.	\$3,000.00	\$1,213.00	\$3,000.00	\$250.00	\$2.60
7080 - Fertilizer & Pest Control	\$2,000.00	\$490.00	\$2,000.00	\$166.67	\$1.74
<b>Total 7001 - Landscape &amp; Grounds</b>	<b>\$73,500.00</b>	<b>\$46,241.85</b>	<b>\$60,641.00</b>	<b>\$5,053.42</b>	<b>\$52.64</b>
7200 - Pool Expenses					
7220 - Pool & Pumphouse Maintenance					
7221 - Pool Repairs & Supplies	\$3,000.00	\$2,482.00	\$5,000.00	\$416.67	\$4.34
7240 - Pool Service	\$8,000.00	\$8,170.00	\$8,200.00	\$683.33	\$7.12
<b>Total 7220 - Pool &amp; Pumphouse Maint</b>	<b>\$11,000.00</b>	<b>\$10,652.00</b>	<b>\$13,200.00</b>	<b>\$1,100.00</b>	<b>\$11.46</b>
<b>Total 7200 - Pool Expenses</b>	<b>\$11,000.00</b>	<b>\$10,652.00</b>	<b>\$13,200.00</b>	<b>\$1,100.00</b>	<b>\$11.46</b>
<b>Total 7000 - Grounds, Pool, &amp; Amenities</b>	<b>\$84,500.00</b>	<b>\$56,893.85</b>	<b>\$73,841.00</b>	<b>\$6,153.42</b>	<b>\$64.10</b>
8000 - Utilities					
8010 - Electricity	\$31,000.00	\$21,728.10	\$24,000.00	\$2,000.00	\$20.83
8030 - Gas	\$1,200.00	\$487.78	\$500.00	\$41.67	\$0.43
8040 - Water & Sewer	\$53,000.00	\$57,915.06	\$59,000.00	\$4,916.67	\$51.22
8060 - Phone - Ofc, Internet, Elevatr	\$3,208.00	\$3,106.90	\$3,300.00	\$275.00	\$2.86
8090 - Trash Removal	\$19,000.00	\$19,436.48	\$21,000.00	\$1,750.00	\$18.23
<b>Total 8000 - Utilities</b>	<b>\$107,408.00</b>	<b>\$102,674.32</b>	<b>\$107,800.00</b>	<b>\$8,983.33</b>	<b>\$93.58</b>
<b>Total 5000 - Operating Expenses</b>	<b>\$668,160.00</b>	<b>\$687,572.24</b>	<b>\$688,320.00</b>	<b>\$57,360.00</b>	<b>\$597.50</b>
9000 - Reserves Activity					
9100 - Contribution to Reserv (BDGT)					
9210 - Pooled Reserve Expense	\$288,000.00	\$288,000.00	\$302,400.00	\$25,200.00	\$262.50
9310 - Reserves Interest Contributed	\$8,000.00	\$11,573.59	\$12,000.00	\$1,000.00	\$10.42
<b>Total 9100 - Contribution to Reserv (BDGT)</b>	<b>\$296,000.00</b>	<b>\$299,573.59</b>	<b>\$314,400.00</b>	<b>\$26,200.00</b>	<b>\$272.92</b>
<b>Net Operating Income</b>	<b>\$0.00</b>	<b>\$1,542.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Lantana Oceanfront COA  
Approved Fully Funded Reserves 2025 Budget**

	2024 Annual Budget	2024 Est Actual Expenses	Approved 2025 Budget Annual	Approved 2025 Budget Monthly	Approved 2025 Budget Mo/Unit
<b><u>2024 Projects Paid from Reserves</u></b>			<b>proposed add'l</b>	<b>projects w/o</b>	<b>line items yet</b>
9300 - Reserves Expenditures			\$79,022.00	\$6,585.17	\$68.60
9215 - Building Painting					
9215.1 - Painting - Residential / CLBHS		\$188,500.00	\$59,000.00	\$4,916.67	\$51.22
9215.2 - Painting - Parapet Walls		\$5,301.00	\$0.00	\$0.00	\$0.00
9215 - Building Painting - Other		\$9,600.00	\$0.00	\$0.00	\$0.00
<b>Total 9215 - Building Painting</b>	\$0.00	\$203,401.00	\$59,000.00	\$4,916.67	\$51.22
9216 - Paint / Resurface - Catwalks		\$8,050.67	\$0.00	\$0.00	\$0.00
9220 - Trash Chutes		\$6,910.47	\$0.00	\$0.00	\$0.00
9225 - Fire Protection / Alarm Sys		\$7,955.00	\$0.00	\$0.00	\$0.00
9230 - Elevator Modernization Expense		\$53,056.70	\$300,000.00	\$25,000.00	\$260.42
9235 - Entry Access Control Sys		\$565.00	\$0.00	\$0.00	\$0.00
9245 - Roof Repair/Replace Expense					
9245.1 - Mansard Roof Repair / Replc		\$74,970.00	\$75,000.00	\$6,250.00	\$65.10
<b>Total 9245 - Roof Repair/Replace Expense</b>	\$0.00	\$74,970.00	\$75,000.00	\$6,250.00	\$65.10
9265 - Interior Renovations - CLBHS		\$12,132.50	\$0.00	\$0.00	\$0.00
9291 - Doors - Common Expense		\$10,187.00	\$0.00	\$0.00	\$0.00
<b>Total 9300 - Reserves Expenditures</b>	\$0.00	\$377,228.34	\$513,022.00	\$42,751.83	\$445.33
<b>Total 9000 - Net Change in Reserves</b>		-\$77,654.75	-\$198,622.00	-\$16,551.83	-\$172.41

Lantana Oceanfront Condominium  
2025 Approved Reserve Schedule

Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Required fully funded by FL St 718.112(2)(g)1</b>																		
<b>A Roofs (Membrane, Mansard, &amp; Tile)</b>																		
Mansard Roof Building 1	0	0	0	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	0	0	0
Mansard Roof Building 3	74,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mansard Roof Building 4	0	79,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Silicone flat roofs (1&2) - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	259,208	0
Silicone flat roofs (3&4) - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	259,208	0
Roofing Tile Garages/Residential	0	0	0	0	347,013	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofing Tile Clubhouse	0	0	27,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>B Structures &amp; Building Elements</b>																		
Load bearing walls - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	731,746	0	0
Balconies Concrete Restoration (5A+Overrun)	0	0	0	0	0	0	218,063	0	0	0	0	252,794	0	0	0	0	293,058	0
Floors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foundation	0	0	0	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	0	0	0
Railings Handrails, East - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	328,132	0
Railings Handrails, Clubhouse	0	0	0	0	17,389	0	0	0	0	0	0	0	0	0	0	0	0	0
Railings Handrails, West, Repair	15,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railings Handrails, West, Replace - SIRS	0	0	0	0	0	106,569	0	0	0	0	0	0	0	0	0	0	147,517	0
<b>C Fireproofing &amp; Fire Protection Systems</b>																		
Fire Alarm System Modernization - SIRS	0	7,500	0	0	0	0	0	0	0	0	0	25,949	0	0	0	0	0	0
Fire Pump - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shutoff Control Valves / Guages - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,297	0
Fire Pump Controller - SIRS	0	0	0	0	0	0	0	0	0	0	0	32,080	0	0	0	0	0	0
Fire sprinkler backflow (McConkey)	0	20,000	0	0	0	0	0	0	0	35,076	0	0	0	0	0	0	0	0
<b>D Plumbing</b>																		
Annual Standard Maint Pipes - SIRS	0	0	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702
Backflow Preventers - SIRS	0	0	0	0	0	0	0	0	0	0	0	25,664	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	0	0	0
Plumbing / Drainage Evaluation	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>E Electrical &amp; Mechanical Systems</b>																		
Clubhouse AC, 1st Floor	0	0	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0	5,107
Clubhouse AC, 2nd Floor	2,870	0	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0	5,107
Elevator Modernization, bldg 1 - POST TKE	0	70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 2 - POST TKE	0	70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 3 - POST TKE	0	70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 4 - POST TKE	0	70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, Clubhouse	53,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby AC Building 1	0	0	0	0	0	0	4,919	0	0	0	0	0	0	0	0	0	6,611	0
Lobby AC Building 2	0	0	0	0	0	4,776	0	0	0	0	0	0	0	0	0	6,419	0	0
Lobby AC Building 3	1,485	0	0	0	4,637	0	0	0	0	0	0	0	0	0	6,232	0	0	0
Lobby AC Building 4	0	0	0	0	0	0	0	5,067	0	0	0	0	0	0	0	0	0	6,810
EV Improvements	0	0	8,426	0	0	0	0	0	0	0	0	29,228	0	0	0	0	0	0
Emergency Electrical System - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical Panels / Meters - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash Chute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51,569	0
Trash Chute Doors	6,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>F Waterproofing &amp; Exterior Painting</b>																		
Perimeter Sealant - SIRS	0	0	0	0	0	0	0	2,280	0	0	0	0	0	0	2,804	0	0	0
Stucco and Trims - SIRS	0	0	0	0	0	0	12,311	0	0	0	0	0	0	0	0	0	16,545	0
Catwalks Floor Coating - SIRS	8,051	0	0	0	0	0	0	0	0	0	369,424	0	0	0	0	0	0	0
Paint Exterior Clubhouse	0	0	0	11,514	0	0	0	0	0	0	0	15,023	0	0	0	0	0	0
Paint Exterior Garages	0	58,562	0	0	0	0	0	0	0	0	0	0	83,495	0	0	0	0	0
Paint Exterior Residential Buildings - SIRS	193,801	0	0	0	0	0	0	166,889	0	0	0	0	0	205,252	0	0	0	0
Balcony Waterproofing - SIRS*	0	0	0	0	0	0	0	0	0	122,339	0	0	0	0	0	0	0	0
<b>G Windows &amp; Exterior Doors</b>																		
Glazing Windows and Doors - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lantana Oceanfront Condominium  
2025 Approved Reserve Schedule

Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Windows & Shutters-common (Clubhouse)	3,600	0	0	0	0	0	0	0	0	4,838	4,983	0	0	0	0	0	0	0
Doors - Common & Utility - SIRS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby Glass Doors, West Facing, Repair	11,387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lobby Glass Doors, West Facing, Replace	0	0	0	0	0	47,762	0	0	0	0	0	0	0	0	0	0	0	0
Garage Door Repair/Replacement	0	0	117,031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>H FS718 Structural Reporting Requirements</b>																		
Milestone Inspection (2024+10 yrs)\$12K-\$38K	8,150	0	0	0	0	0	0	0	0	0	11,282	0	0	0	0	0	0	0
Reserve Study/updates (10 yrs)	13,350	0	0	0	0	0	0	0	0	0	18,480	0	0	0	0	0	0	0

**Other Reserve Items & Deferred Maintenance**

<b>Pavement</b>																		
Asphalt Overlay	0	0	0	0	0	0	0	100,846	0	0	0	0	0	0	0	0	0	0
Asphalt Sealcoat/Rejuvenation	0	0	0	11,180	0	0	0	0	0	0	0	0	14,587	0	0	0	0	16,910
<b>Common Area Interiors</b>																		
Interior Renovations, Clubhouse	0	0	0	0	0	32,478	0	0	0	0	0	0	0	0	0	43,648	0	0
Interior Renovations, Lobbies	0	0	0	0	0	0	0	0	0	19,581	0	0	0	0	0	0	0	0
Kitchen Interiors	0	0	0	0	0	0	0	13,392	0	0	0	0	0	0	0	0	0	0
Restroom Interiors, Clubhouse	12,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Pool</b>																		
Pool Deck, Kool Deck Restore	0	0	0	8,892	0	0	0	0	10,308	0	0	0	0	11,949	0	0	0	0
Pool Fencing	0	0	0	0	0	0	0	0	0	0	0	16,952	0	0	0	0	0	0
Pool Gates	0	0	0	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	9,582	0	0	0	0	0	0	0	0	0
Pool Heater, Heat Pumps	0	0	0	0	23,185	0	0	0	0	0	0	0	29,371	0	0	0	0	0
Pool Interior resurfacing	0	23,425	0	0	0	0	0	0	0	0	0	0	32,425	0	0	0	0	0
<b>Site Improvements</b>																		
Lighting Renovations	0	0	0	0	0	7,914	0	0	0	0	0	0	0	0	0	10,636	0	0
Access Control System	1,765	0	0	0	0	0	0	0	0	0	34,606	0	0	0	0	0	0	0
Camera/Security	0	0	0	0	0	0	0	6,461	0	0	0	0	0	0	0	0	0	8,682
Dune Crossover Restoration / Repairs	0	14,000	0	0	0	0	0	11,971	0	0	0	0	0	0	14,723	0	0	0
Landscaping/Irrigation	0	0	0	0	0	0	12,299	0	0	0	0	0	0	0	0	0	16,528	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	10,000	10,000	10,000
Deferred Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	<b>418,086</b>	<b>513,022</b>	<b>163,595</b>	<b>42,711</b>	<b>403,384</b>	<b>210,694</b>	<b>258,822</b>	<b>325,774</b>	<b>31,195</b>	<b>70,839</b>	<b>572,497</b>	<b>394,092</b>	<b>102,874</b>	<b>106,957</b>	<b>240,569</b>	<b>804,054</b>	<b>1,424,325</b>	<b>54,319</b>

Beginning Balance	440,241	312,356	103,296	257,738	549,712	499,143	658,513	788,932	872,348	1,271,022	1,653,320	1,558,211	1,664,488	2,087,143	2,533,689	2,876,008	2,685,066	1,902,834
Annual Contributions	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	570,220	598,731	628,668	660,101
Special Assessment																		
Interest	2,201	1,562	516	1,289	2,749	2,496	3,293	3,945	4,362	6,355	8,267	7,791	8,322	10,436	12,668	14,380	13,425	9,514
<b>Ending Balance</b>	<b>312,356</b>	<b>103,296</b>	<b>257,738</b>	<b>549,712</b>	<b>499,143</b>	<b>658,513</b>	<b>788,932</b>	<b>872,348</b>	<b>1,271,022</b>	<b>1,653,320</b>	<b>1,558,211</b>	<b>1,664,488</b>	<b>2,087,143</b>	<b>2,533,689</b>	<b>2,876,008</b>	<b>2,685,066</b>	<b>1,902,834</b>	<b>2,518,130</b>

Annual Reserve Payment per Unit	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	5939.79	6236.78	6548.62	6876.05
Monthly Reserve Payment per Unit	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	494.98	519.73	545.72	573.00

<b>Catastrophic Loss Reserve Account</b>																		
Insurance Deductible Event(s)	20,000	0	0															
Expense	20,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beginning Balance	42,267	43,347	54,425	65,504	75,602	85,715	95,844	105,988	116,147	126,321	136,510	146,715	156,935	167,171	177,421	187,687	197,969	208,266
Annual Contributions	20,000	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	10,000	10,000	10,000
Interest	1,580	1,078	1,078	98	113	129	144	159	174	189	205	220	235	251	266	282	297	312
<b>Ending Balance</b>	<b>43,347</b>	<b>54,425</b>	<b>65,504</b>	<b>75,602</b>	<b>85,715</b>	<b>95,844</b>	<b>105,988</b>	<b>116,147</b>	<b>126,321</b>	<b>136,510</b>	<b>146,715</b>	<b>156,935</b>	<b>167,171</b>	<b>177,421</b>	<b>187,687</b>	<b>197,969</b>	<b>208,266</b>	<b>218,578</b>

Key/Legend:  
Macro Inputs  
Info based on 2024 SIRS

Lantana Oceanfront Condominium  
2025 Approved Reserve Schedule

Item	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Required fully funded by FL St 718.112(2)(g)1</b>									
<b>A Roofs (Membrane, Mansard, &amp; Tile)</b>									
Mansard Roof Building 1	0	0	0	0	0	151,159	0	0	0
Mansard Roof Building 2	0	0	0	0	0	0	155,693	0	0
Mansard Roof Building 3	0	0	0	0	0	0	0	161,680	0
Mansard Roof Building 4	0	0	0	0	0	0	0	0	166,530
Silicone flat roofs (1&2) - SIRS	0	0	291,741	0	0	0	0	0	0
Silicone flat roofs (3&4) - SIRS	274,994	0	0	0	0	0	0	0	0
Roofing Tile Garages/Residential	0	0	0	0	0	0	0	0	0
Roofing Tile Clubhouse	0	0	0	0	48,846	0	0	0	0
<b>B Structures &amp; Building Elements</b>									
Load bearing walls - SIRS	0	0	0	0	0	0	0	0	0
Balconies Concrete Restoration (SA+Overrun)	0	0	0	339,734	0	0	0	0	393,845
Floors	0	0	0	0	0	0	0	0	0
Foundation	0	0	0	0	0	0	0	0	0
West Garage Structure Repairs	0	0	0	0	0	0	0	0	0
Railings Handrails, East - SIRS	0	0	0	0	0	0	0	0	0
Railings Handrails, Clubhouse	26,303	0	0	0	0	0	0	0	0
Railings Handrails, West, Repair	0	0	0	0	0	0	0	0	0
Railings Handrails, West, Replace - SIRS	0	0	0	0	0	0	0	0	0
<b>C Fireproofing &amp; Fire Protection Systems</b>									
Fire Alarm System Modernization - SIRS	0	0	0	0	0	0	0	0	40,427
Fire Pump - SIRS	0	0	0	86,225	0	0	0	0	0
Shutoff Control Valves / Guages - SIRS	0	0	0	0	0	0	0	0	0
Fire Pump Controller - SIRS	0	0	0	0	0	0	0	0	0
Fire sprinkler backflow (McConkey)	0	0	0	0	0	0	0	0	0
<b>D Plumbing</b>									
Annual Standard Maint Pipes - SIRS	1,754	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221
Backflow Preventers - SIRS	0	0	0	0	0	0	0	0	0
Roof drains/Storm sewer system	0	0	0	0	0	0	0	0	0
Plumbing / Drainage Evaluation	0	0	0	0	0	0	0	0	0
<b>E Electrical &amp; Mechanical Systems</b>									
Clubhouse AC, 1st Floor	0	0	0	0	0	0	0	0	0
Clubhouse AC, 2nd Floor	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 1 - POST TKE	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 2 - POST TKE	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 3 - POST TKE	0	0	0	0	0	0	0	0	0
Elevator Modernization, bldg 4 - POST TKE	0	0	0	0	0	0	0	0	0
Elevator Modernization, Clubhouse	0	0	0	0	0	0	0	0	0
Lobby AC Building 1	0	0	0	0	0	0	0	0	8,885
Lobby AC Building 2	0	0	0	0	0	0	0	8,626	0
Lobby AC Building 3	0	0	0	0	0	0	8,375	0	0
Lobby AC Building 4	0	0	0	0	0	0	0	0	0
EV Improvements	0	0	0	0	0	0	0	0	0
Emergency Electrical System - SIRS	0	0	0	0	0	0	0	0	0
Electrical Panels / Meters - SIRS	0	0	0	0	0	0	0	0	66,639
Trash Chute	0	0	0	0	0	0	0	0	0
Trash Chute Doors	0	0	0	0	0	0	14,472	0	0
<b>F Waterproofing &amp; Exterior Painting</b>									
Perimeter Sealant - SIRS	0	0	0	3,449	0	0	0	0	0
Stucco and Trims - SIRS	0	0	0	0	0	0	0	0	22,235
Catwalks Floor Coating - SIRS	0	0	496,475	0	0	0	0	0	0
Paint Exterior Clubhouse	0	0	0	19,602	0	0	0	0	0
Paint Exterior Garages	0	0	0	0	0	0	0	119,044	0
Paint Exterior Residential Buildings - SIRS	0	0	0	252,435	0	0	0	0	0
Balcony Waterproofing - SIRS*	0	0	0	0	0	0	0	0	0
<b>G Windows &amp; Exterior Doors</b>									
Glazing Windows and Doors - SIRS	0	0	0	110,368	0	0	0	0	0

Lantana Oceanfront Condominium  
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Item	2042	2043	2044	2045	2046	2047	2048	2049	2050
Windows & Shutters-common (Clubhouse)	0	6,502	6,697	0	0	0	0	0	0
Doors - Common & Utility - SIRS	0	0	0	0	0	0	0	0	479,798
Lobby Glass Doors, West Facing, Repair	0	0	0	0	0	0	0	0	0
Lobby Glass Doors, West Facing, Replace	0	0	0	76,644	0	0	0	0	0
Garage Door Repair/Replacement	0	0	0	0	0	0	0	0	237,900
<b>H FS718 Structural Reporting Requirements</b>									
Milestone Inspection (2024+10 yrs)\$12K-\$38K	0	0	15,161	0	0	0	0	0	0
Reserve Study/updates (10 yrs)	0	0	24,835	0	0	0	0	0	0

**Other Reserve Items & Deferred Maintenance**

<b>Pavement</b>									
Asphalt Overlay	0	0	0	0	0	0	0	0	0
Asphalt Sealcoat/Rejuvenation	0	0	0	0	19,604	0	0	0	0
<b>Common Area Interiors</b>									
Interior Renovations, Clubhouse	0	0	0	0	0	0	0	58,659	0
Interior Renovations, Lobbies	0	26,315	0	0	0	0	0	0	0
Kitchen Interiors	0	19,094	0	0	0	0	0	0	0
Restroom Interiors, Clubhouse	0	0	0	0	0	0	32,160	0	0
<b>Pool</b>									
Pool Deck, Kool Deck Restore	13,853	0	0	0	0	16,059	0	0	0
Pool Fencing	0	0	0	0	0	0	0	0	0
Pool Gates	14,729	0	0	0	0	0	0	0	0
Pool Furniture Allowance	12,878	0	0	0	0	0	0	0	0
Pool Heater, Heat Pumps	0	0	37,206	0	0	0	0	0	0
Pool Interior resurfacing	0	0	0	0	0	0	46,231	0	0
<b>Site Improvements</b>									
Lighting Renovations	0	0	0	0	0	0	0	14,294	0
Access Control System	0	0	46,507	0	0	0	0	0	0
Camera/Security	0	0	0	0	0	0	0	0	0
Dune Crossover Restoration / Repairs	0	0	0	18,107	0	0	0	0	0
Landscaping/Irrigation	0	0	0	0	0	0	0	0	22,213
Catastrophic Loss	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
<b>Total Expenses</b>	<b>354,510</b>	<b>63,717</b>	<b>930,483</b>	<b>918,479</b>	<b>80,424</b>	<b>179,250</b>	<b>269,025</b>	<b>374,460</b>	<b>1,450,694</b>

Beginning Balance	2,518,130	2,869,317	3,547,708	3,399,113	3,299,987	4,078,538	4,804,279	5,488,104	6,116,355
Annual Contributions	693,106	727,762	764,150	802,357	842,475	884,599	928,829	975,270	1,024,034
Special Assessment									
Interest	12,591	14,347	17,739	16,996	16,500	20,393	24,021	27,441	30,582
<b>Ending Balance</b>	<b>2,869,317</b>	<b>3,547,708</b>	<b>3,399,113</b>	<b>3,299,987</b>	<b>4,078,538</b>	<b>4,804,279</b>	<b>5,488,104</b>	<b>6,116,355</b>	<b>5,720,277</b>

Annual Reserve Payment per Unit	7219.86	7580.85	7959.89	8357.89	8775.78	9214.57	9675.30	10159.06	10667.02
<b>Monthly Reserve Payment per Unit</b>	<b>601.65</b>	<b>631.74</b>	<b>663.32</b>	<b>696.49</b>	<b>731.32</b>	<b>767.88</b>	<b>806.27</b>	<b>846.59</b>	<b>888.92</b>

<b>Catastrophic Loss Reserve Account</b>									
Insurance Deductible Event(s)									
Expense	0	0	0	0	0	0	0	0	0
Beginning Balance	218,578	228,906	239,250	249,608	259,983	270,373	280,778	291,200	301,636
Annual Contributions	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Interest	328	343	359	374	390	406	421	437	452
<b>Ending Balance</b>	<b>228,906</b>	<b>239,250</b>	<b>249,608</b>	<b>259,983</b>	<b>270,373</b>	<b>280,778</b>	<b>291,200</b>	<b>301,636</b>	<b>312,089</b>

**Key/Legend:**

Macro Inputs
Info based on 2024 SIRS