The Islander Owner's Association, Inc Reserve Study for 2019 year

Total by Major Elements		Current Replace Cost	Useful Life	Remaining Life	Current Reserve Amount 1-Jan-19	Reserve Plus Interest Earned 31-Dec-18	Balance To Fund	Contribution for 2019	Reserve Balance as of 12/31/2019 If no Expendures
	Site Improvements								
$12,500	**West Pool Building**								
	Roofing/painting/toilets	**$12,500**	30	22	**$3,765**	$3,765	$8,735	**$397**	$4,162
$12,500	**East Pool Building**								
	Roofing/painting/toilets	**$12,500**	30	22	**$3,765**	$3,765	$8,735	**$397**	$4,162
$10,000	**Model Unit 119 Building**								
	Roofing/Painting/Doors	**$10,000**	30	19	**$3,240**	$3,240	$6,760	**$356**	$3,596
$20,000	**Maintenance Building (33'x40')**								
	Roofing/Painting/Doors	**$20,000**	30	22	**$6,024**	$6,024	$13,976	**$635**	$6,659
$134,319	**Site Amenities**								
	Entrance Sign/Flag pole/Shuff-Bd	**$10,000**	40	32	**$645**	$645	$9,355	**$292**	$937
	TennisPlaying Surface & Stripping	**$63,000**	10	10	**$9,153**	$9,153	$53,847	**$5,385**	$14,538
	Lighting (8) Tennis Courts	**$19,319**	40	40	**$10,000**	$10,000	$9,319	**$233**	$10,233
	Gate Operators	**$42,000**	15	8	**$9,442**	$9,442	$32,558	**$4,070**	$13,511
$62,359	**Beach Walkover**								
	Structure & Electrical	**$25,000**	25	19	**$512**	$512	$24,488	**$1,289**	$1,801
	Decking & Handrails&Gates& Lights	**$37,359**	10	5	**$2,936**	$2,936	$34,423	**$6,885**	$9,821
$165,000	**Sidewalks Pavers**								
	Pavers (10,000sq.ft.)	**$165,000**	50	50	**$45,405**	$45,405	$119,595	**$2,392**	$47,797
$40,000	**Landscape & Irrigation**								
	Control System & Piping	**$20,000**	10	1	**$17,322**	$17,322	$2,678	**$2,678**	$20,000
	Plant Replacement	**$20,000**	7	6	**$3,266**	$3,266	$24,580	**$4,097**	$7,363
$31,250	**Fencing-Perimeter & Pool**								
	All fencing	**$31,250**	20	6	**$15,904**	$15,904	$15,346	**$2,558**	$18,462
$312,277	**Parking Lot-The lot needs to be stripped to bare earth best guess 250000**								
	1 1/2" Asohalt Overlay/signs/curb stops*	**$250,000**	15	15	**$42,499**	$42,499	$207,501	**$17,849.38**	$60,349
	Lighting	**$20,000**	40	24	**$5,068**	$5,068	$14,932	**$622**	$5,690
	Storm Drain System Pump	**$12,277**	10	0	**$12,277**	$12,277	$0	**$0**	$12,277
	Seal & Stripe/signs/curbstops	**$30,000**	4	0	**$34,164**	$34,164	-$4,164	**$0**	$34,164
$133,500	**Pool West**								
	Pool shell/Pavers	**$82,500**	40	21	**$19,003**	$19,003	$63,497	**$3,024**	$22,027
	Marcite Surface	**$13,000**	10	7	**$1,227**	$1,227	$11,773	**$1,682**	$2,909
	Pool Filters& Heaters& Lights	**$13,000**	10	4	**$3,076**	$3,076	$9,924	**$2,481**	$5,557
	Pool Furniture	**$10,000**	10	5	**$5,078**	$5,078	$4,922	**$984**	$6,062
	Spa	**$15,000**	8	2	**$10,808**	$10,808	$4,192	**$2,096**	$12,904

$129,000	**Pool East**											
	Pool shell/Pavers		**$80,000**	40	16	**$22,582**		$22,582		$57,418	**$3,589**	$26,170
	Marcite Surface		**$10,000**	10	7	**$2**		$2		$9,998	**$1,428**	$1,431
	Pool Filters& Equip & Heater& Lights		**$13,000**	10	3	**$5,281**		$5,281		$7,719	**$2,573**	$7,854
	Pool Furniture		**$11,000**	10	5	**$5,453**		$5,453		$5,547	**$1,109**	$6,562
	Spa		**$15,000**	8	2	**$7,465**		$7,465		$7,535	**$3,767**	$11,233
$45,500	**Pavilion**											
	Roofing (9 squares)		**$11,000**	30	19	**$3,563**		$3,563		$7,437	**$391**	$3,955
	StructureLights/Grills & Paint		**$34,500**	10	2	**$26,802**		$26,802		$7,698	**$3,849**	$30,651
	Building											
$75,000	**Concrete Restoration**		**$75,000**	15	7	**$39,046**		$39,046		$35,954	**$5,136**	$44,182
$171,600	**Doors Common**											
	Service Doors(54)		**$27,000**	25	16	**$9,532**		$9,532		$17,468	**$1,092**	$10,624
	Service/Trash/Automatic/Stor/ Roll Up Doors(2)		**$25,500**	15	6	**$14,143**		$14,143		$11,357	**$1,893**	$16,036
	Store front Doors & Glass (9)		**$90,600**	35	34	**$5,771**		$5,771		$84,829	**$2,495**	$8,266
	Automatic Entrance		**$10,500**	20	19	**$0**		$0		$10,500	**$553**	$553
	Palm Room & Gym Windows		**$18,000**	35	34	**$0**		$0		$18,000	**$529**	$529
$1,092,200	**Windows**											
	Master Bedroom Windows (127)		**$571,500**	40	34	**$74,186**		$74,186		$497,314	**$14,627**	$88,813
	Guest Bedroom / Kitchen Windows (254)		**$520,700**	40	39	**$20,828**		$20,828		$499,872	**$12,817**	$33,645
$893,400	**Doors-Unit**											
	Unit Doors & Trim Paint(127)		**$135,000**	5	3	**$80,594**		$80,594		$54,406	**$18,135.22**	$98,730
	Unit Front Doors Replace (127) - DOORS ONLY		**$225,000**	25	23	**$26,281**		$26,281		$198,719	**$8,640**	$34,921
	Unit Sliding Glass Doors Replace - DOORS ONLY		**$533,400**	25	23	**$55,089**		$55,089		$478,311	**$20,796.14**	$75,885
	Common Spaces											
$25,000	**Palm Room**											
	Kitchen & Room Upgrades		**$25,000**	10	9	**$10,227**		$10,227		$14,773	**$1,641**	$11,869
$65,000	**Lobby & Office Space & employee Break**											
	Upgrades		**$40,000**	20	14	**$16,288**		$16,288		$23,712	**$1,694**	$17,982
	Exercise Equipment & Space Upgrades		**$25,000**	10	5	**$11,111**		$11,111		$13,889	**$2,778**	$13,889
$77,500	**Railings**											
	Walkways Paint(3,000')$40,000		**$40,000**	20	12	**$14,457**		$14,457		$25,543	**$2,129**	$16,586
	Balcony Rails Paint(1,500')$81674		**$25,000**	20	12	**$9,211**		$9,211		$15,789	**$1,316**	$10,527
	Stairwell & Int. Railings Paint		**$12,500**	20	12	**$5,016**		$5,016		$7,484	**$624**	$5,640
$487,675	**Roofing**											
	Flat Roofs (300Squares)		**$212,500**	20	7	**$62,571**		$62,571		$149,929	**$21,418**	$83,989
	Flat Roofs (300Squares)		**$212,500**	20	7	**$88,115**		$88,115		$124,385	**$17,769**	$105,885
	Trash Room Roofs		**$15,175**	20	11	**$15,000**		$15,000		$175	**$16**	$15,016
	Core Roofs (50 squares)		**$47,500**	20	11	**$26,771**		$26,771		$20,729	**$1,884**	$28,656
$346,100	**Reserve for Coatings & Tile**											
	Stucco Walls		**$186,100**	10	9	**$21,784**		$21,784		$164,316	**$18,257.34**	$40,041

	Caulking & Patching		**$100,000**	10	9	**$10,000**		$10,000		$90,000	**$10,000**	$20,000
	Balcony/Walkway Soffits		**$30,000**	10	9	**$3,000**		$3,000		$27,000	**$3,000**	$6,000
	Walkwak Soffits		**$30,000**	10	9	**$3,002**		$3,002		$26,998	**$3,000**	$6,002
								$0				
$75,000	**Balcony Tile**											
	Balcony Tile Decks		**$75,000**	50	42	**$16,663**		$16,663		$58,337	**$1,389**	$18,052
$75,000	**Walkway Tile**											
	Walkway Tile		**$75,000**	50	42	**$16,663**		$16,663		$58,337	**$1,389**	$18,052
$224,725	**Equipment**											
	Domestic Water Systrem/Back Flow		**$10,825**	10	0	**$10,825**		$10,825		$0	**$0**	$10,825
	Roof Hatch/Gutters/Ext Ladders/Carts		**$10,000**	20	17	**$1,605**		$1,605		$8,395	**$494**	$2,099
	Trash & Linen Chutes(& Doors2)		**$66,500**	20	2	**$56,036**		$56,036		$10,464	**$5,232**	$61,268
	Bldg Graphic Signs		**$15,000**	20	12	**$5,862**		$5,862		$9,138	**$762**	$6,623
	Computers & Software		**$15,000**	5	0	**$8,300**		$8,300		$6,700	**$0**	$8,300
	Security System		**$10,000**	10	5	**$4,338**		$4,338		$5,662	**$1,132**	$5,470
	A/C		**$38,400**	8	4	**$3,081**		$3,081		$35,319	**$8,830**	$11,911
	Office (June 2012)		**$4,200**	8	2							
	Lobby		**$4,200**	8	2							
	Gym		**$4,200**	8	1							
	Breakroom (August 2017)		**$4,200**	8	6							
	1st Floor Laundry (August 2011)		**$4,200**	8	1							
	2nd Floor Laundry (April 2015)		**$4,200**	8	4							
	Palm Room (2) (May 2018)		**$9,000**	8	7							
	Maintenance Shop (June 2017)		**$4,200**	8	6							
	Comm Dryers & Wash & Heaters		**$44,000**	8	4	**$30,574**		$30,574		$13,426	**$3,356**	$33,931
	Coin Washers & Dry & Heater		**$15,000**	8	1	**$10,756**		$10,756		$4,244	**$4,244**	$15,000
$25,000	**Electrical Systems**											
	Electrical Distribution Allowance		**$25,000**	50	19	**$8,100**		$8,100		$16,900	**$889**	$8,989
$30,500	**Bldg Lighting**											
	Bal. Ext./ Walkway/Stair/Exit Lights		**$30,500**	20	12	**$12,406**		$12,406		$18,094	**$1,508**	$13,914
$230,000	**Elevators(2)**											
	Door in Shaft(14)		**$40,000**	25	17	**$5,816**		$5,816		$34,184	**$2,011**	$7,827
	Elevator Cabs (2)		**$50,000**	12	4	**$29,982**		$29,982		$20,018	**$5,004**	$34,987
	Controller Modernation		**$140,000**	25	17	**$43,347**		$43,347		$96,653	**$5,685**	$49,032
$42,000	**Fire Protection**											
	Fire Pump & Fire Room Equipment		**$30,000**	25	9	**$11,411**		$11,411		$18,589	**$2,065**	$13,476
	Fire Monitoring Equip		**$12,000**	30	24	**$3,459**		$3,459		$8,541	**$356**	$3,815
$5,043,905		**Totals**	**$5,082,305**			**$ 1,236,975.34**		**$1,236,975**	**$0**	**$3,814,776**	**$293,695**	**$1,530,671**
										Per Unit	**$2,313**	
										Per Month	**$193**	