

Reserve for Period Ending 31 dec 2016										
The Islander										
DRAFT 3										
Total by Major Elements	Current Replace Cost	Useful Life	Remaining Life	Current Reserve Amount 1-Jan-17	Reserve Plus Interest Earned 31-Dec-16	Balance To Fund	Contribution for 2017	Reserve Balance as of 12/31/2017 If no Expenditures		
Site Improvements										
\$12,500 West Pool Building Roofing/painting/toilets	\$12,500	30	24	\$2,971	\$2,971	\$9,529	\$397	\$3,868		
\$12,500 East Pool Building Roofing/painting/toilets	\$12,500	30	24	\$2,971	\$2,971	\$9,529	\$397	\$3,868		
\$10,000 Model Unit 119 Building Roofing/Painting/Doors	\$10,000	30	21	\$2,529	\$2,529	\$7,471	\$356	\$2,884		
\$20,000 Maintenance Building (33'x40') Roofing/Painting/Doors	\$20,000	30	24	\$4,754	\$4,754	\$15,246	\$635	\$5,989		
\$77,000 Site Amenities										
Entrance Sign/Flag pole/Shuff-Bd	\$10,000	40	34	\$1,676	\$1,676	\$8,324	\$245	\$1,921		
Tennis/Playing Surface & Stripping	\$15,000	10	5	\$11,800	\$11,800	\$3,200	\$640	\$12,440		
Lighting (8) Tennis Courts	\$10,000	40	1	\$9,999	\$9,999	\$1	\$1	\$10,000		
Gate Operators	\$42,000	15	10	\$14,488	\$14,488	\$27,512	\$2,751	\$17,239		
\$62,359 Beach Walkover										
Structure & Electrical	\$25,000	25	21	\$6,551	\$6,551	\$18,449	\$879	\$7,430		
Decking & Handrails&Gates& Lights	\$37,359	10	6	\$11,594	\$11,594	\$25,765	\$4,294	\$15,889		
\$70,000 Sidewalks Pavers										
Pavers (10,000sq.ft.)	\$70,000	50	9	\$14,661	\$14,661	\$55,339	\$6,149	\$20,810		
\$40,000 Landscape & Irrigation										
Control System & Piping	\$20,000	10	3	\$11,964	\$11,964	\$8,036	\$2,679	\$14,643		
Plant Replacement	\$20,000	7	5	\$7,608	\$7,608	\$24,390	\$4,916	\$12,524		
\$31,250 Fencing-Perimeter & Pool										
All fencing	\$31,250	20	8	\$10,788	\$10,788	\$20,462	\$2,558	\$13,346		
\$172,277 Parking Lot										
1 1/2" Asphalt Overlay/signs/curb stops	\$110,000	15	8	\$19,999	\$19,999	\$90,001	\$11,250	\$31,249		
Lighting	\$20,000	40	26	\$4,005	\$4,005	\$15,995	\$615	\$4,620		
Storm Drain System Pump	\$12,277	10	1	\$12,277	\$12,277	\$0	\$0	\$12,277		
Seal & Stripes/signs/curbstops	\$30,000	4	1	\$25,221	\$25,221	\$4,779	\$4,779	\$30,000		
\$133,500 Pool West										
Pool shell/Pavers	\$82,500	40	23	\$12,955	\$12,955	\$69,545	\$3,024	\$15,979		
Marcite Surface	\$13,000	10	9	\$2,100	\$2,100	\$10,900	\$1,211	\$3,311		
Pool Filters& Heaters& Lights	\$13,000	10	6	\$2,598	\$2,598	\$10,402	\$1,734	\$4,331		
Pool Furniture	\$10,000	10	7	\$3,109	\$3,109	\$6,891	\$984	\$4,094		
Spa	\$15,000	8	4	\$6,616	\$6,616	\$8,384	\$2,096	\$8,712		
\$129,000 Pool East										
Pool shell/Pavers	\$80,000	40	18	\$15,460	\$15,460	\$64,540	\$3,586	\$19,046		
Marcite Surface	\$10,000	10	9	\$1,447	\$1,447	\$8,553	\$950	\$2,997		
Pool Filters& Equip & Heater& Lights	\$13,000	10	2	\$4,577	\$4,577	\$8,423	\$4,212	\$8,788		
Pool Furniture	\$11,000	10	7	\$3,234	\$3,234	\$7,766	\$1,109	\$4,344		
Spa	\$15,000	8	4	\$6,230	\$6,230	\$9,770	\$2,443	\$7,672		
\$45,500 Pavilion										

exhibit A

	Roofing (9 squares)																				\$8,219	\$391	\$3,172
	Structure/Lights/Grills & Paint																				\$19,104	\$5,849	\$22,953
	Building																						
\$75,000	Concrete Restoration																				\$28,773	\$5,136	\$33,910
\$72,500	Doors Common																						
	Service Doors(54)																						
	Service/Trash/Automatic/Stor/ Roll Up Doors(2)																				\$7,348	\$1,092	\$8,440
	Store front Doors & Glass (9)																				\$10,357	\$1,893	\$12,250
																					\$4,585	\$593	\$5,178
\$606,500	Windows																						
	Unit Windows Paint (88)																				\$8,323	\$2,710	\$11,032
	Common Space Windows paint(20)																				\$2,440	\$427	\$2,866
	Master Bedroom Windows (127)																				\$0	\$28,575	\$28,575
\$983,400	Doors-Unit																						
	Unit Doors & Trim Paint(127)																				\$50,152	\$15,221	\$65,373
	Unit Sliding Doors Paint(127)																				\$19,527	\$2,559	\$22,086
	Unit Doors Replace (127) - DOORS ONLY																				\$9,001	\$8,640	\$17,641
	Unit Sliding Glass Doors Replace - DOORS ONLY																				\$0	\$15,222	\$15,222
	Common Spaces																						
\$25,000	Palm Room																				\$4,318	\$2,955	\$7,272
	Kitchen & Room Upgrades																						
\$65,000	Lobby & Office Space & employee Break																						
	Upgrades																				\$12,336	\$1,976	\$14,312
	Exercise Equipment & Space Upgrades																				\$5,556	\$2,778	\$8,333
\$77,500	Railings																						
	Walkways Paint(3,000)(540,000																				\$10,200	\$2,129	\$12,328
	Balcony Rails Paint(1,500)(81674																				\$6,579	\$1,316	\$7,895
	Stairwell & Int. Railings Paint																				\$3,769	\$624	\$4,392
\$487,675	Roofing																						
	Flat Roofs (300Squares)																				\$64,857	\$11,357	\$76,214
	Flat Roofs (300Squares)																				\$68,426	\$11,083	\$79,508
	Trash Room Roofs																				\$14,968	\$16	\$14,984
	Core Roofs (50 squares)																				\$23,003	\$1,884	\$24,887
\$335,000	Reserve for Coatings & Tile																						
	Balcony Walks																				\$55,754	\$59,623	\$115,377
	Caulking & Patching																				\$58,359	\$13,880	\$72,240
	Balcony/Walkway Soffits																				\$17,507	\$4,164	\$21,671
	Walkway Soffits																				\$20,861	\$3,046	\$23,908
\$75,000	Balcony Tile																				\$0		
	Balcony Tile Decks																				\$13,885	\$1,389	\$15,274
\$75,000	Walkway Tile																						
	Walkway Tile																				\$13,885	\$1,389	\$15,274
\$185,325	Equipment																						
	Domestic Water System/Back Flow																				\$10,749	\$76	\$10,825
	Roof Hatch/Gutters/Ext Ladders/Carts																				\$617	\$494	\$1,111
	Trash & Linen Chutes(& Doors2)																				\$35,106	\$10,465	\$45,571
	Bldg Graphic Signs																				\$4,339	\$761	\$5,101
	Computers & Software																				\$11,802	\$3,198	\$15,000
	Security System																				\$2,072	\$1,133	\$3,205
	A/C																				\$1,754	\$4,415	\$6,169

