

The Islander Owner's Association, Inc Reserve Study for 2020 year										
Total by		Current	Useful		Current		Reserve		Contribution	Reserve
Major		Replace	Life	Remaining	Reserve		Plus Interest		Balance	Contribution
Elements		Cost		Life	Amount		Earned		To Fund	for 2020
					1-Jan-20		31-Dec-19			12/31/2020
										If no Expendures
	<b>Site Improvements</b>									
\$12,500	<b>West Pool Building</b>									
	Roofing/painting/toilets	\$12,500	30	21	\$4,162		\$4,162		\$8,338	397
\$12,500	<b>East Pool Building</b>									
	Roofing/painting/toilets	\$12,500	30	21	\$4,162		\$4,162		\$8,338	397
\$10,000	<b>Model Unit 119 Building</b>									
	Roofing/Painting/Doors	\$10,000	30	18	\$3,596		\$3,596		\$6,404	356
\$20,000	<b>Maintenance Building (33'x40')</b>									
	Roofing/Painting/Doors	\$20,000	30	21	\$6,659		\$6,659		\$13,341	635
\$155,000	<b>Site Amenities</b>									
	Entrance Sign/Flag pole/Shuff-Bd	\$10,000	40	31	\$937		\$937		\$9,063	292
	TennisPlaying Surface & Stripping	\$63,000	15	15	\$14,538		\$14,538		\$48,462	3,231
	Lighting (8) Tennis Courts / Fencing (Increased from \$19,319)	\$40,000	40	39	\$10,233		\$10,233		\$29,767	763
	Gate Operators	\$42,000	15	7	\$13,511		\$13,511		\$28,489	4,070
\$62,359	<b>Beach Walkover</b>									
	Structure & Electrical	\$25,000	25	18	\$1,801		\$1,801		\$23,199	1,289
	Decking & Handrails&Gates& Lights	\$37,359	10	4	\$9,821		\$9,821		\$27,538	6,885
\$165,000	<b>Sidewalks Pavers</b>									
	Pavers (10,000sq.ft.)	\$165,000	50	49	\$43,847		\$43,847		\$121,153	2,473
\$35,000	<b>Landscape &amp; Irrigation</b>									
	Control System & Piping	\$20,000	10	1	\$20,000		\$20,000		\$0	0
	Plant Replacement (Decreased from \$20,000)	\$15,000	7	7	\$7,363		\$7,363		\$24,580	3,511
\$31,250	<b>Fencing-Perimeter &amp; Pool</b>									
	All fencing	\$31,250	20	5	\$18,462		\$18,462		\$12,788	2,558
\$316,441	<b>Parking Lot-The lot needs to be stripped to bare earth best guess \$250,000</b>									
	1 1/2" Asphalt Overlay/signs/curb stops*	\$250,000	15	14	\$60,349		\$60,349		\$189,651	17,563
	Lighting	\$20,000	40	23	\$5,690		\$5,690		\$14,310	622
	Storm Drain System Pump	\$12,277	10	0	\$12,277		\$12,277		\$0	0
	Seal & Stripe/signs/curbstops (Increased from \$30,000)	\$34,164	4	4	\$34,164		\$34,164		\$0	0
\$133,500	<b>Pool West</b>									
	Pool shell/Pavers	\$82,500	40	20	\$22,027		\$22,027		\$60,473	3,024
	Marcite Surface	\$13,000	10	6	\$2,909		\$2,909		\$10,091	1,682
	Pool Filters& Heaters& Lights	\$13,000	10	3	\$4,925		\$4,925		\$8,075	2,692
	Pool Furniture	\$10,000	10	4	\$6,062		\$6,062		\$3,938	984
	Spa	\$15,000	8	1	\$12,904		\$12,904		\$2,096	2,096



	Stucco Walls		\$186,100	10	8	\$40,041	\$40,041	\$146,059	18,257	\$58,299	
	Caulking & Patching		\$100,000	10	8	\$20,000	\$20,000	\$80,000	10,000	\$30,000	
	Balcony/Walkway Soffits		\$30,000	10	8	\$6,000	\$6,000	\$24,000	3,000	\$9,000	
	Walkway Soffits		\$30,000	10	8	\$6,002	\$6,002	\$23,998	3,000	\$9,002	
							\$0				
\$75,000	<b>Balcony Tile</b>										
	Balcony Tile Decks		\$75,000	50	41	\$18,052	\$18,052	\$56,948	1,389	\$19,441	
\$75,000	<b>Walkway Tile</b>										
	Walkway Tile		\$75,000	50	41	\$18,052	\$18,052	\$56,948	1,389	\$19,441	
\$226,225	<b>Equipment</b>										
	Domestic Water System/Back Flow		\$10,825	10	0	\$10,825	\$10,825	\$0	0	\$10,825	
	Roof Hatch/Gutters/Ext Ladders/Carts		\$10,000	20	16	\$2,099	\$2,099	\$7,901	494	\$2,592	
	Trash & Linen Chutes( & Doors2)		\$66,500	20	20	\$58,938	\$58,938	\$7,562	378	\$59,316	
	Bldg Graphic Signs		\$15,000	20	11	\$6,623	\$6,623	\$8,377	762	\$7,385	
	Computers & Software		\$15,000	5	4	\$8,300	\$8,300	\$6,700	0	\$8,300	
	Security System		\$10,000	10	4	\$4,407	\$4,407	\$5,593	1,398	\$5,806	
	A/C <b>(Increased from \$38,400)</b>		\$39,900	8	5	\$4,415	\$4,415	\$35,485	7,097	\$11,512	
	Office (June 2012)	\$4,600		8	2						
	Lobby (July 2019)	\$4,600		8	8						
	Gym	\$4,300		8	2						
	Breakroom (August 2017)	\$4,300		8	6						
	1st Floor Laundry (May 2019)	\$4,300		8	8						
	2nd Floor Laundry (April 2015)	\$4,300		8	4						
	Palm Room (2) (May 2018)	\$9,200		8	7						
	Maintenance Shop (June 2017)	\$4,300		8	6						
	Comm Dryers & Wash & Heaters		\$44,000	8	4	\$20,590	\$20,590	\$23,410	5,852	\$26,443	
	Coin Washers & Dry & Heater		\$15,000	8	1	\$15,000	\$15,000	\$0	0	\$15,000	
\$25,000	<b>Electrical Systems</b>										
	Electrical Distribution Allowance		\$25,000	50	18	\$8,989	\$8,989	\$16,011	889	\$9,879	
\$30,500	<b>Bldg Lighting</b>										
	Bal. Ext./ Walkway/Stair/Exit Lights		\$30,500	20	11	\$13,913	\$13,913	\$16,587	1,508	\$15,421	
\$230,000	<b>Elevators(2)</b>										
	Door in Shaft(14)		\$40,000	25	16	\$7,827	\$7,827	\$32,173	2,011	\$9,837	
	Elevator Cabs (2)		\$50,000	12	4	\$34,987	\$34,987	\$15,013	3,753	\$38,740	
	Controller Modernation		\$140,000	25	16	\$45,151	\$45,151	\$94,849	5,928	\$51,079	
\$42,000	<b>Fire Protection</b>										
	Fire Pump & Fire Room Equipment		\$30,000	25	8	\$13,476	\$13,476	\$16,524	2,065	\$15,542	
	Fire Monitoring Equip		\$12,000	30	23	\$3,815	\$3,815	\$8,185	356	\$4,171	
\$5,030,250	<b>Totals</b>		\$5,030,250			\$ 1,462,077.83	\$1,462,078	\$0	\$3,585,115	265,033	\$1,727,110