

**BEAR ISLAND
HOMEOWNERS ASSOCIATION**



RESERVE STUDY

FINAL

AUGUST, 2011

John A Petreikis, P.E.
Florida License No. 23782

FOUR JAYS
CONSULTING, INC.

BEAR ISLAND HOMEOWNERS ASSOCIATION



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BEAR ISLAND HOA
OVERVIEW

BEAR ISLAND HOMEOWNERS ASSOCIATION

OVERVIEW

Four Jay's Consulting was retained by the Bear Island Homeowners Association to review and update the 2010 Reserve Allocation Estimates. Apart from the 2010 projected reserve estimates, the Association provided documents and informational data to assist in establishing the basis for the 2011 reserve adjustment. The documents include audited draft financial statements for period ending December 31, 2010 which includes Income/Expense Statement and Balance Sheet, and copies of expenditures for some specific items. Additionally, an on-site observation of common facilities was conducted to identify and determine any required adjustment in the remaining useful life. Adjustments were made to the reserve allocations to reflect this input.

The intent of the updated review Reserve Allocation Recommendation is to provide an estimate of the periodic funding required for replacing wearable assets (reserve elements) of the Association at the end of their useful life, and defray the need for large future assessments. Attainment of this goal requires that monies allocated to a particular reserve category or element represent the actual funds needed for replacement. All future expenditures for reservable elements should be charged against its respective reserve account. Future adjustments can be made to reflect adjustments in remaining life and make an allowance for any inflationary change in replacement cost. In this manner, reserve balances for all accounts will closely match the replacement requirement at any point of the life cycle, and minimal assessments will be required.

Reserve recommendations presented in this report reflect funding required based upon the current "worn" status of common elements, considering the Certificate of Occupancy date as the most recent retrofit unless otherwise directed or informed. In some instances, elements may be at or close to the end of their useful life, while others may be in considerably better working condition. In these instances, we have adjusted the life expectancy to reflect the current state of those elements. Should the Association possess any documentation that identifies elements that have been replaced, they should be provided, and we will update the report to improve the accuracy of our allocation estimates.

The following report represents our best estimate of periodic funding required after allocating the current available reserve sum. This method will allow for fully funding the reserves for the future replacement of wearable assets of the Association. Opinions, reserve elements and allocations are consistent with those outlined in the Florida Statute No. 720.303 for Homeowners Associations.

METHOD OF ANALYSIS

The Reserve Allocation Recommendation is based upon the following information:

- **Financial Analysis:**
Analyze reserve account balances and documents provided by the Association and their management to establish the basis for our current available reserves

- **Reserve Element Condition:**
Conducting a field observation of reservable common property to determine a remaining useful life estimate for reserve elements within the report

- **Replacement Cost:**
Estimating replacement costs based upon our experience as General Contractors, knowledge of other typical repair costs, and current variable market conditions.

Detailed replacement cost estimates based on vendor replacement proposals were not obtained for most reserve elements. The cost associated with obtaining replacement cost vendor proposals cannot be justified by the improved accuracy. Should the Association desire, the scope of our effort could be expanded to include obtaining vendor cost proposals for major retrofit elements.

The process is not perfect; however, our goal is to establish a reserve fund that reflects the actual value of the “worn” elements at any point in time.

GLOSSARY OF TERMS

- **Reserve Element**
A brief description of the specific element for which it reserves are to be allocated.
- **General Location**
A brief description of the location within the complex where the element is located.
- **Inception Date**
The date at which the element was originally installed or last retrofit.
- **Life expectancy**
The anticipated useful life of the specific element - based upon experience, manufacturers stated life expectancy, and adjusted for actual observed condition.
- **Expectancy**
The adjusted life expectancy, to be utilized in future years when specific elements age sooner or later than expected, as identified in the life expectancy column.
- **Replacement Cost**
The estimated replacement cost based upon construction plan measurements or actual field measurements of quantities to be replaced multiplied by a unit replacement cost. The unit replacement cost is obtained from industry construction cost standards, manufacturer's actual replacement proposal, and/or the engineers experience with replacement of typical elements.
- **Available Reserve Funds**
Should funds have been previously collected for the purpose of funding reserve elements; it becomes necessary to redistribute the actual funds available proportionally to the individual elements of the new reserve allocation summary. The required annual funding is first calculated based upon no reserve funds being available. The available funds are then proportioned equally, based upon the unfunded annual reserve allocation requirement. Should funds have been collected for a specific element, all collected funds will be allocated to that element in our report.
- **Balanced to Be Funded**
The balance to be funded is a simple calculation subtracting the funds available from the replacement cost estimate.
- **Remaining Life**
The remaining useful life is generally a calculation of the difference between the inception date, with expectancy adjustment, and the date of proposed reserve allocation estimate.
- **Annual Funding Requirement**
The annual funding requirement can now be calculated based upon the balance to be funded divided by the remaining useful life. The calculation will be applied to each element of the analysis to establish an annual reserve assessment for a fully funded reserve.

FLORIDA STATUTES

Excerpt from: 720.303 Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls.--

(6) BUDGETS.—

(a) The association shall prepare an annual budget that sets out the annual operating expenses. The budget must reflect the estimated revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget must set out separately all fees or charges paid for by the association for recreational amenities, whether owned by the association, the developer, or another person. The association shall provide each member with a copy of the annual budget or a written notice that a copy of the budget is available upon request at no charge to the member. The copy must be provided to the member within the time limits set forth in subsection (5).

(b) In addition to annual operating expenses, the budget may include reserve accounts for capital expenditures and deferred maintenance for which the association is responsible. If reserve accounts are not established pursuant to paragraph (d), funding of such reserves is limited to the extent that the governing documents limit increases in assessments, including reserves. If the budget of the association includes reserve accounts established pursuant to paragraph (d), such reserves shall be determined, maintained, and waived in the manner provided in this subsection. Once an association provides for reserve accounts pursuant to paragraph (d), the association shall thereafter determine, maintain, and waive reserves in compliance with this subsection. This section does not preclude the termination of a reserve account established pursuant to this paragraph upon approval of a majority of the total voting interests of the association. Upon such approval, the terminating reserve account shall be removed from the budget.

(c)1. If the budget of the association does not provide for reserve accounts pursuant to paragraph (d) and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided, each financial report for the preceding fiscal year required by subsection (7) must contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

2. If the budget of the association does provide for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established pursuant to paragraph (d), each financial report for the preceding fiscal year required under subsection (7) must also contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

(d) An association is deemed to have provided for reserve accounts if reserve accounts have been initially established by the developer or if the membership of the association affirmatively elects to provide for reserves. If reserve accounts are not initially provided by the developer, the membership of the association may elect to do so upon the affirmative approval of a majority of the total voting interests of the association. Such approval may be obtained by vote of the members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established.

Upon approval by the membership, the board of directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once established as provided in this subsection, the reserve accounts must be funded or maintained or have their funding waived in the manner provided in paragraph (f).

(e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.

(f) After one or more reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and such result is not achieved or a quorum is not present, the reserves as included in the budget go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves is applicable only to one budget year.

(g) Funding formulas for reserves authorized by this section must be based on a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account is the sum of the following two calculations:

a. The total amount necessary, if any, to bring a negative component balance to zero.

b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component.

The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

2. If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget may not be less than that required to ensure that the balance on hand at the beginning of the period the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful life of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal and accounts receivable minus the allowance for doubtful accounts. The reserve funding formula may not include any type of balloon payments.

(h) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a meeting at which a quorum is present. Prior to turnover of control of an association by a developer to parcel owners, the developer-controlled association shall not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association.



BEAR ISLAND HOA

RESERVE STUDY SUMMARY

FOUR JAY'S

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BEAR ISLAND HOA

RESERVE STUDY

SUMMARY

CODE	Item Description	Estimated Replacement Cost	Available Reserve Funds	Balance to Fund	Remaining Life (Yrs - avg.)	Annual Funding Requirement
301	Paving	\$340,050	\$175,000	\$165,050	4.2	\$38,860
302	Concrete and Pavers	\$654,270	\$1,718	\$652,552	8.0	\$81,569
303	Security	\$40,400	\$0	\$40,400	7.1	\$5,702
304	Exterior and Painting	\$66,400	\$0	\$66,400	7.8	\$8,484
305	Pumping Station/Irrigation	\$35,000	\$35,000	\$0	7.8	\$0
306	Capital Funds	\$0	\$30,000	\$0	0.0	\$0
307	Contingency	\$0	\$57,998	\$0	0.0	\$0
Totals		\$1,136,120	\$299,716	\$924,402		\$134,614

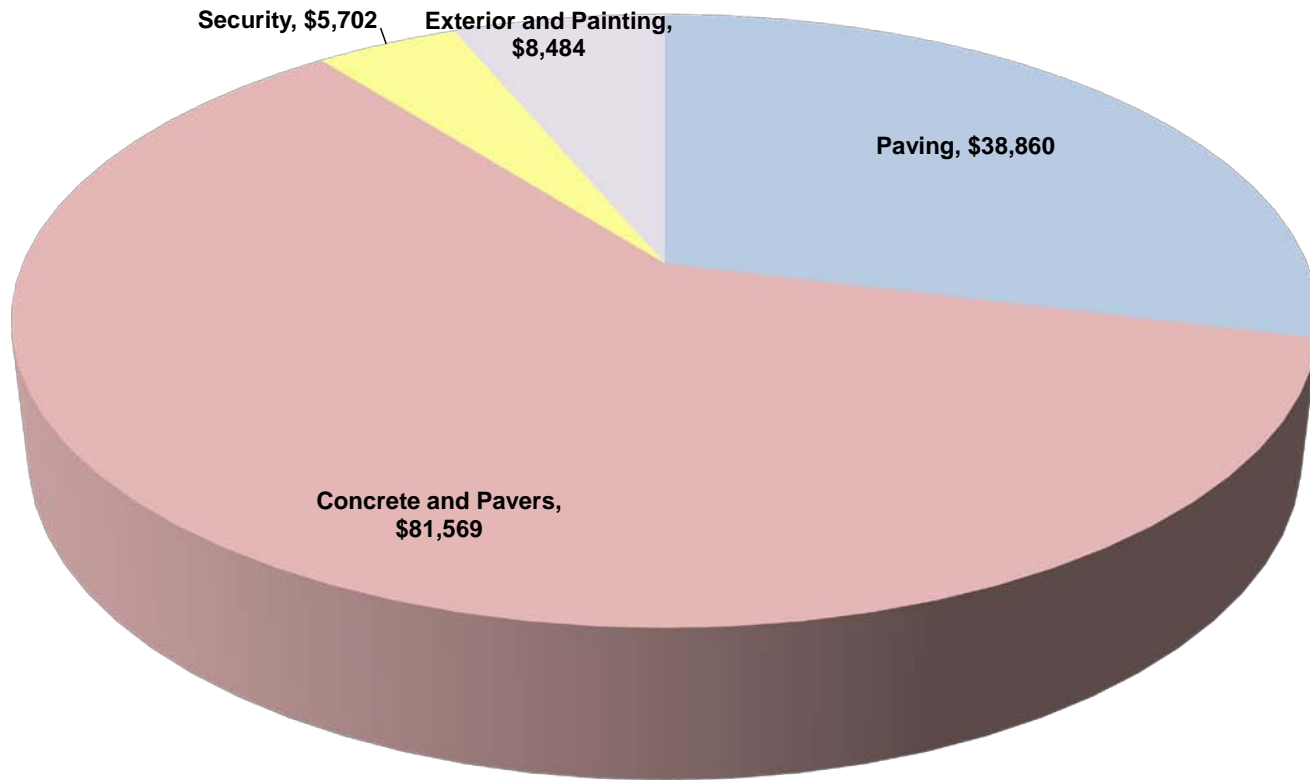
Based on:

227	Single Family Homes		
	Monthly Assessment Per Home	\$	49.42
	Annual Assessment per home	\$	593.04

BEAR ISLAND HOA

RESERVE STUDY

ANNUAL FUNDING REQUIREMENT CHART



Total Annual Funding Requirement = \$ 134,614.30



BEAR ISLAND HOA

RESERVE ELEMENT INDIVIDUAL ALLOCATION REQUIREMENTS

FOUR JAY'S

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BEAR ISLAND HOA

RESERVE STUDY

301 - PAVING

Reserve Elements	General Location	C.O. Date	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement
Asphalt Paving	Bear Island Drive	1989	1989	20	6	\$105,500	\$55,228	\$50,272	4	\$12,568
Asphalt Paving	Wilderness Road	1989	1989	20	6	\$67,400	\$35,283	\$32,117	4	\$8,029
Asphalt Paving* ^{Note 1}	Clubhouse Pointe	1989	1989	20	6	\$4,100	\$2,146	\$1,954	4	\$488
Asphalt Paving	Whitewing Lane	1989	1989	20	6	\$14,500	\$7,591	\$6,909	4	\$1,727
Asphalt Paving	Meadow Lark Lane	1989	1989	20	6	\$11,000	\$5,758	\$5,242	4	\$1,310
Asphalt Paving	Gator Trail	1989	1989	20	6	\$44,600	\$23,348	\$21,252	4	\$5,313
Asphalt Paving* ^{Note 1}	Owl Pointe Circle	1989	1989	20	6	\$3,500	\$1,832	\$1,668	4	\$417
Asphalt Paving* ^{Note 1}	Bear Island Circle	1989	1989	20	6	\$38,700	\$20,259	\$18,441	4	\$4,610
Seal Coat/Striping	Bear Island Drive	1989	1989	5	21	\$6,500	\$3,403	\$3,097	4	\$774
Seal Coat/Striping	Wilderness Road	1989	1989	5	21	\$4,200	\$2,199	\$2,001	4	\$500
Seal Coat/Striping	Clubhouse Pointe	1989	1989	5	21	\$2,500	\$1,309	\$1,191	4	\$298
Seal Coat/Striping	Whitewing Lane	1989	1989	5	21	\$1,800	\$942	\$858	4	\$214
Seal Coat/Striping	Meadow Lark Lane	1989	1989	5	21	\$1,450	\$759	\$691	4	\$173
Seal Coat/Striping	Gator Trail	1989	1989	5	21	\$2,900	\$1,518	\$1,382	4	\$345
Seal Coat/Striping	Owl Pointe Circle	1989	1989	5	21	\$2,000	\$1,047	\$953	4	\$238
Seal Coat/Striping	Bear Island Circle	1989	1989	5	21	\$2,600	\$1,361	\$1,239	4	\$310
Paver Bricks	Entry/Guard	1989	1989	25	9	\$24,800	\$9,928	\$14,872	12	\$1,239
Seal Coat/Pavers	Entry/Guard	1989	1989	5	20	\$2,000	\$1,089	\$911	3	\$304
Sub Total:						\$340,050	\$175,000	\$165,050		\$38,860

Note 1: There are sections of the community roads, that are showing signs of deterioration at previous repairs around islands and at areas where oak tree roots have migrated and created asphalt surface ripple-cracks.

BEAR ISLAND HOA

RESERVE STUDY

302 - CONCRETE AND PAVERS

Reserve Elements	General Location	C.O. Date	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement	
Sidewalk ^{*Note 2}	Bear Island Drive	1989	1989	25	5	\$118,350	\$311	\$118,039	8	\$14,755	
Sidewalk ^{*Note 2}	Wilderness Road	1989	1989	25	5	\$59,450	\$156	\$59,294	8	\$7,412	
Sidewalk ^{*Note 2}	Clubhouse Pointe	1989	1989	25	5	\$1,950	\$5	\$1,945	8	\$243	
Sidewalk ^{*Note 2}	Whitewing Lane	1989	1989	25	5	\$15,050	\$40	\$15,010	8	\$1,876	
Sidewalk ^{*Note 2}	Meadow Lark Lane	1989	1989	25	5	\$12,075	\$32	\$12,043	8	\$1,505	
Sidewalk ^{*Note 2}	Gator Trail	1989	1989	25	5	\$37,275	\$98	\$37,177	8	\$4,647	
Sidewalk ^{*Note 2}	Owl Pointe Circle	1989	1989	25	5	\$1,650	\$4	\$1,646	8	\$206	
Sidewalk ^{*Note 2}	Bear Island Circle	1989	1989	25	5	\$31,275	\$82	\$31,193	8	\$3,899	
DRAINAGE GUTTER											
Concrete Gutter ^{*Note 3}	Bear Island Drive	1989	1989	25	5	\$157,500	\$414	\$157,086	8	\$19,636	
Concrete Gutter ^{*Note 3}	Wilderness Road	1989	1989	25	5	\$82,250	\$216	\$82,034	8	\$10,254	
Concrete Gutter ^{*Note 3}	Clubhouse Pointe	1989	1989	25	5	\$2,730	\$7	\$2,723	8	\$340	
Concrete Gutter ^{*Note 3}	Whitewing Lane	1989	1989	25	5	\$21,000	\$55	\$20,945	8	\$2,618	
Concrete Gutter ^{*Note 3}	Meadow Lark Lane	1989	1989	25	5	\$16,905	\$44	\$16,861	8	\$2,108	
Concrete Gutter ^{*Note 3}	Gator Trail	1989	1989	25	5	\$50,750	\$133	\$50,617	8	\$6,327	
Concrete Gutter ^{*Note 3}	Owl Pointe Circle	1989	1989	25	5	\$2,310	\$6	\$2,304	8	\$288	
Concrete Gutter ^{*Note 3}	Gator Trail	1989	1989	25	5	\$43,750	\$115	\$43,635	8	\$5,454	
						Sub Total:	\$654,270	\$1,718	\$652,552		\$81,569

*Note 2: Concrete sidewalks throughout the community are being damaged by root system of mature oak trees planted in parkways without root barriers. The conditions observed with paver bricks replacing sections of damaged concrete sidewalks will continue to be an ongoing exercise, thus reserve provisions of 50% replacement costs for all areas.
 *Note 3: Various sections of the community concrete drainage gutter are showing numerous areas with cracks and delamination, thus we have included costs for 50% replacement on an ongoing basis.

BEAR ISLAND HOA

RESERVE STUDY

303 - SECURITY

Reserve Elements	General Location	C.O. Date	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement
Lift Master Control and Arm	Visitor's Entry	1989	2010	12		\$3,500	\$0	\$3,500	11	\$318
Lift Master Control and Arm	Resident's Entry	1989	2010	12		\$3,500	\$0	\$3,500	11	\$318
Lift Master Control and Arm	Exit Unit	1989	2010	12		\$3,500	\$0	\$3,500	11	\$318
Code Control	Resident's Entry	1989	2008	12		\$1,500	\$0	\$1,500	9	\$167
Security Monitoring/Computer	Guard House	1989	2008	12		\$4,000	\$0	\$4,000	9	\$444
Security Lighting (11)	Entry	1989	1989	14	14	\$8,500	\$0	\$8,500	6	\$1,417
Lighting Accent (21)	Landscape Areas	1989	1989	14	12	\$8,400	\$0	\$8,400	4	\$2,100
Entry Monuments (2)	Entrance	1989	1989	15	15	\$4,000	\$0	\$4,000	8	\$500
ROOF										
Concrete Roof Tiles	Guard House	1989	1989	15	15	\$3,500	\$0	\$3,500	8	\$438
Sub Total:						\$40,400	\$0	\$40,400		\$5,702

BEAR ISLAND HOA

RESERVE STUDY

304 - EXTERIOR AND PAINTING

Reserve Elements	General Location	C.O. Date	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement
Mailboxes (43)	Community	1989	1989	20	10	\$42,500	\$0	\$42,500	8	\$5,313
Seats	Park	1989	1989	15	10	\$1,000	\$0	\$1,000	3	\$333
Aluminum Railing/Gate	Entry - North	1989	1989	20	12	\$6,500	\$0	\$6,500	10	\$650
Aluminum Railing/Gate	Entry - South	1989	1989	20	12	\$6,500	\$0	\$6,500	10	\$650
PAINTING										
Exterior Paint and Caulk	Guardhouse	1989	2010	8		\$1,200	\$0	\$1,200	7	\$171
Exterior Paint and Caulk	Entry Wall - North	1989	2010	8		\$1,400	\$0	\$1,400	7	\$200
Exterior Paint and Caulk	Entry Wall - South	1989	2010	8		\$1,400	\$0	\$1,400	7	\$200
Exterior Paint and Caulk	Brandy Wine Road	1989	2010	8		\$4,800	\$0	\$4,800	7	\$686
Exterior Paint and Caulk	Old Pumphouse	1989	2010	8		\$450	\$0	\$450	7	\$64
Interior Paint and Caulk	Guardhouse	1989	2010	4		\$650	\$0	\$650	3	\$217
Sub Total:						\$66,400	\$0	\$66,400		\$8,484

BEAR ISLAND HOA

RESERVE STUDY

305 - PUMPING STATION/IRRIGATION

Reserve Elements	General Location	C.O. Date	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement	
Control Panel	Pump Station	1989	2004	15		\$7,500	\$7,500	\$0	8	\$0	
Jockey Pump 2HP	Pump Station	1989	2004	15		\$1,500	\$1,500	\$0	8	\$0	
Jockey Pump 20HP	Pump Station	1989	2004	15		\$5,500	\$5,500	\$0	8	\$0	
Jockey Pump 20HP	Pump Station	1989	2004	15		\$5,500	\$5,500	\$0	8	\$0	
Jockey Pump 15HP	Pump Station	1989	2004	15		\$4,500	\$4,500	\$0	8	\$0	
S.S. Cabinet	Pump Station	1989	2004	25		\$7,500	\$7,500	\$0	18	\$0	
Valves	Pump Station	1989	2004	8		\$2,500	\$2,500	\$0	1	\$0	
Pressure Tank	Pump Station	1989	2004	18		\$500	\$500	\$0	11	\$0	
Note: Section now fully funded by funds (\$35,000) transferred from operating fund by the Association.											
						Sub Total:	\$35,000	\$35,000	\$0		\$0

306 - CAPITAL FUNDS

Reserve Elements	General Location	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement	
Accrued Amount - Note		2010				\$30,000				
Note: The Association indicated this section was overfunded by \$141,094. This specific amount was re-allocated to Paving (\$100,000) and Contingency (\$41,094). This amount will now be utilized at the discretion of the Association. However the Association should consider discontinuing this fund and reallocate amount to any of the reservable sections that are significantly under-funded.										
						Sub Total:	\$0	\$30,000	\$0	\$0

BEAR ISLAND HOA

RESERVE STUDY

307 - CONTINGENCY

Reserve Elements	General Location	Inception/ Update Date	Life Expectancy (yrs)	Adjusted Life Expectancy (yrs)	Replacement Cost (Est.)	Available Reserve Funds	Balance to Fund	Remaining Life (yrs)	Annual Funding Requirement
Accrued Amount - Note		2011				\$57,998			
Note: The Association created this fully-funded section with \$16,904 taken from operating fund, and \$41,094 taken from Capital Improvement which was over-funded. This amount will now be utilized at the discretion of the Association. However the Association should consider discontinuing this fund and reallocate amount to any of the reservable sections that are significantly under-funded.									
Sub Total:					\$0	\$57,998	\$0		\$0