

**Pinnacle Gardens Council of Co-Owners**  
 Louisville, Kentucky  
CFS Reserve Analysis Report Summary

Report Date	August 7, 2012	Parameters:	
Version	005	Inflation	2.50%
Account Number	1008	Annual Contribution Increase	11.00%
Budget Year Beginning	1/ 1/13	Investment Yield	1.50%
Ending	12/31/13	Taxes on Yield	25.00%
Total Units Included	104	Contingency	1.50%
Phase Development	1 of 1	Reserve Fund Balance as of	
		1/ 1/13:	\$112,442.82

Project Profile & Introduction

Unless otherwise indicated in this report, we have used 2005 as the basis for aging all of the original components examined in this analysis.  
 Level of Service: Full Study, with Field Inspection  
 Calculation Method Used: Component Method  
 Funding Strategy: Full Funding  
 RDA Field Inspection(s): March 20, 2012  
 Version 3 includes changes directed by the Board in their meeting on May 14, 2012.  
 Version 4 includes a change made by the board in their meeting 7/9/2012

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$4,285.00
( \$41.20 per unit per month)	
Average Net Monthly Interest Contribution This Year:	31.39
Net Monthly Allocation to Reserves 1/ 1/13 to 12/31/13:	\$4,316.39
( \$41.50 per unit per month)	

RDA Reserve Management Software  
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**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Specific Projections

REPORT DATE: August 7, 2012  
 VERSION: 005  
 ACCOUNT NUMBER: 1008

Beginning Accumulated Reserves: \$112,443

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'13	1,377,402	51,420	377	102,657	61,582	570,158	11%
'14	1,411,837	57,076	926	5,826	113,758	664,140	17%
'15	1,447,133	63,355	1,588	2,319	176,381	766,506	23%
'16	1,483,311	70,324	1,996	32,073	216,627	842,149	26%
'17	1,518,296	78,059	2,292	49,612	247,366	906,959	27%
'18	1,556,254	86,646	3,139	9,443	327,708	1,017,564	32%
'19	1,595,160	96,177	3,778	37,622	390,041	1,104,062	35%
'20	1,635,039	106,756	4,933	2,624	499,106	1,231,638	41%
'21	1,675,915	118,499	4,780	130,588	491,797	1,231,840	40%
'22	1,717,813	131,534	5,502	65,370	563,464	1,302,531	43%
'23	1,760,758	146,003	755	617,977	92,245	802,768	11%
'24	1,804,777	162,063	1,292	52,119	203,482	882,117	23%
'25	1,849,897	179,890	1,301	170,672	214,002	843,449	25%
'26	1,896,144	199,678	3,453	0	417,133	984,298	42%
'27	1,943,548	221,643	5,473	34,561	609,687	1,095,706	56%
'28	1,992,136	246,024	7,574	52,471	810,814	1,194,335	68%
'29	2,041,940	273,086	9,466	98,613	994,753	1,250,571	80%
'30	2,092,988	303,126	12,178	56,527	1,253,529	1,364,072	92%
'31	2,145,313	336,469	15,424	43,489	1,561,934	1,497,502	104%
'32	2,198,946	373,481	19,152	39,103	1,915,464	1,642,445	117%

**Pinnacle Gardens Council of Co-Owners**  
Annual Expenditure Detail

REPORT DATE: August 7, 2012  
VERSION: 005  
ACCOUNT NUMBER: 1008

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DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2013	
Landscape and Drainage - Allowance	9,000.00
Paint - Exterior, Doors & Columns	45,942.00
Paint - Wood Decks	20,486.00
Shrub and Tree - Replacement Allow.	4,500.00
Streets - Asphalt Minor Repairs	14,383.41
Streets - Asphalt Seal Coat	8,345.93
*** ANNUAL TOTAL:	<hr/> 102,657.34
REPLACEMENT YEAR 2014	
Lift Station - Pump Replacement	5,826.10
*** ANNUAL TOTAL:	<hr/> 5,826.10
REPLACEMENT YEAR 2015	
Sign - Entry Monument, Maint. Allow	628.80
Stone Face - Maint. Allow	1,690.58
*** ANNUAL TOTAL:	<hr/> 2,319.38
REPLACEMENT YEAR 2016	
Landscape and Drainage - Allowance	9,692.02
Reserve Study Update - Fee	2,046.09
Shrub and Tree - Replacement Allow.	4,846.01
Streets - Asphalt Minor Repairs	15,489.37
*** ANNUAL TOTAL:	<hr/> 32,073.49
REPLACEMENT YEAR 2017	
Concrete - Maint. Allow, Buildings	23,390.23
Concrete - Maint. Allow, Walks, etc	3,608.87
Paint - Wood Decks	22,612.71
*** ANNUAL TOTAL:	<hr/> 49,611.81
REPLACEMENT YEAR 2018	
Streets - Asphalt Seal Coat	9,442.65

Pinnacle Gardens Council of Co-Owners  
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	9,442.65
REPLACEMENT YEAR 2019	
Landscape and Drainage - Allowance	10,437.25
Lift Station - Electrical Panel Rep	5,285.88
Shrub and Tree - Replacement Allow.	5,218.62
Streets - Asphalt Minor Repairs	16,680.36
*** ANNUAL TOTAL:	37,622.11
REPLACEMENT YEAR 2020	
Sign - Entry Monument, Maint. Allow	711.43
Stone Face - Maint. Allow	1,912.72
*** ANNUAL TOTAL:	2,624.15
REPLACEMENT YEAR 2021	
Fencing - Wood, Replacement	49,652.36
Paint - Exterior, Doors & Columns	55,975.87
Paint - Wood Decks	24,960.21
*** ANNUAL TOTAL:	130,588.44
REPLACEMENT YEAR 2022	
Concrete - Maint. Allow, Buildings	26,463.90
Concrete - Maint. Allow, Walks, etc	4,083.11
Landscape and Drainage - Allowance	11,239.77
Shrub and Tree - Replacement Allow.	5,619.89
Streets - Asphalt Minor Repairs	17,962.92
*** ANNUAL TOTAL:	65,369.59
REPLACEMENT YEAR 2023	
Roofs - Composition Shingle	433,397.61
Roofs - Gutter and Downspouts	173,895.90
Streets - Asphalt Seal Coat	10,683.50
*** ANNUAL TOTAL:	617,977.01
REPLACEMENT YEAR 2024	
Decks - Wood, Repl	44,660.80
Lift Station - Pump Replacement	7,457.88

RESERVE DATA ANALYSIS • (317) 507-9447

Pinnacle Gardens Council of Co-Owners  
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	52,118.68
REPLACEMENT YEAR 2025	
Landscape and Drainage - Allowance	12,104.00
Mailboxes - Pedestal Sets Rplc	28,947.36
Paint - Wood Decks	27,551.42
Shrub and Tree - Replacement Allow.	6,052.01
Sign - Entry Monument, Maint. Allow	804.92
Stone Face - Maint. Allow	2,164.06
Streets - Asphalt Minor Repairs	19,344.10
Streets - Asphalt Overlay	73,703.96
*** ANNUAL TOTAL:	170,671.83
REPLACEMENT YEAR 2026	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2027	
Concrete - Maint. Allow, Buildings	29,941.48
Concrete - Maint. Allow, Walks, etc	4,619.68
*** ANNUAL TOTAL:	34,561.16
REPLACEMENT YEAR 2028	
Landscape and Drainage - Allowance	13,034.69
Shrub and Tree - Replacement Allow.	6,517.35
Streets - Asphalt Minor Repairs	20,831.47
Streets - Asphalt Seal Coat	12,087.39
*** ANNUAL TOTAL:	52,470.90
REPLACEMENT YEAR 2029	
Paint - Exterior, Doors & Columns	68,201.16
Paint - Wood Decks	30,411.63
*** ANNUAL TOTAL:	98,612.79
REPLACEMENT YEAR 2030	
Brick Face - Maint. Allow	19,869.31
Paint - Exterior Siding, Flat	33,298.85
Sign - Entry Monument, Maint. Allow	910.69
Stone Face - Maint. Allow	2,448.43

Pinnacle Gardens Council of Co-Owners  
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	<hr/> 56,527.28
REPLACEMENT YEAR 2031	
Landscape and Drainage - Allowance	14,036.93
Shrub and Tree - Replacement Allow.	7,018.47
Streets - Asphalt Minor Repairs	22,433.22
*** ANNUAL TOTAL:	<hr/> 43,488.62
REPLACEMENT YEAR 2032	
Concrete - Maint. Allow, Buildings	33,876.03
Concrete - Maint. Allow, Walks, etc	5,226.74
*** ANNUAL TOTAL:	<hr/> 39,102.77

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

REPORT DATE: August 7, 2012  
 VERSION: 005  
 ACCOUNT NUMBER: 1008

<b>Brick Face - Maint. Allow</b>	QUANTITY	46,223 Sq. Ft.
	UNIT COST	5.650
ASSET ID 1013	PERCENT REPL	5.00%
GROUP/FACILITY 0	CURRENT COST	13,058.00
CATEGORY 90	FUTURE COST	19,869.29
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/05 5 YEAR USEFUL LIFE +20 YEAR ADJUSTMENT REPLACEMENT YEAR 2030 17 YEAR REM LIFE		

REMARKS:

Building 1	-	5,435 Sq. Ft.
Building 2	-	6,046 Sq. Ft.
Building 3	-	6,046 Sq. Ft.
Building 4	-	5,886 Sq. Ft.
Building 5	-	5,439 Sq. Ft.
Building 6	-	5,439 Sq. Ft.
Building 7	-	5,886 Sq. Ft.
Building 8	-	6,046 Sq. Ft.
		-----
TOTAL	=	46,223 Sq. Ft.

<b>Concrete - Maint. Allow, Buildings</b>	QUANTITY	46,242 Sq. Ft.
	UNIT COST	6.110
ASSET ID 1011	PERCENT REPL	7.50%
GROUP/FACILITY 0	CURRENT COST	21,190.40
CATEGORY 90	FUTURE COST	23,390.23
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/05 5 YEAR USEFUL LIFE +7 YEAR ADJUSTMENT REPLACEMENT YEAR 2017 4 YEAR REM LIFE		

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Concrete - Maint. Allow, Buildings, Continued ...

REMARKS:

Building 1	-	5,370	Sq. Ft.	
Building 2	-	6,200	Sq. Ft.	
Building 3	-	6,200	Sq. Ft.	
Building 4	-	5,766	Sq. Ft.	
Building 5	-	5,370	Sq. Ft.	
Building 6	-	5,370	Sq. Ft.	
Building 7	-	5,766	Sq. Ft.	
Building 8	-	6,200	Sq. Ft.	
				-----
TOTAL	=	46,242	Sq. Ft.	

Concrete - Maint. Allow, Walks, etc	QUANTITY	10,702 Sq. Ft.
ASSET ID 1022	UNIT COST	6.110
GROUP/FACILITY 0	PERCENT REPL	5.00%
CATEGORY 90	CURRENT COST	3,269.46
	FUTURE COST	3,608.87
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/05		
5 YEAR USEFUL LIFE		
+7 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2017		
4 YEAR REM LIFE		

REMARKS:

Four ft.. Walks	-	6,104	Sq. Ft.
Mailbox Area CC	-	197	
467 Lin. Ft. of Storm Gutter	-	1,401	
Factory Lane Walks	-	3,000	
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TOTAL	=	10,702	Sq. Ft.

Do we need to add for the walk out along Factory Lane?  
Yes, per the May 14th meeting.



**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Decks - Wood, Repl		QUANTITY	1 project
		UNIT COST	34,038.000
		PERCENT REPL	100.00%
ASSET ID	1016	CURRENT COST	34,038.00
GROUP/FACILITY	0	FUTURE COST	44,660.81
CATEGORY	90	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 18 YEAR USEFUL LIFE  
 +1 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2024  
 11 YEAR REM LIFE

REMARKS:

1,536 sq. ft. area @ \$ 22.16	=	\$ 34,038.00
		-----
	TOTAL =	\$ 34,038.00
	-	
	TOTAL =	\$ 34,038.00

Each deck is approx. 96 sq. ft.. Cost includes support and hand rails.  
 Moved replacement back one year form 2023.

Fencing - Wood, Replacement		QUANTITY	1 total
		UNIT COST	40,752.000
		PERCENT REPL	100.00%
ASSET ID	1018	CURRENT COST	40,752.00
GROUP/FACILITY	0	FUTURE COST	49,652.35
CATEGORY	40	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 16 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2021  
 8 YEAR REM LIFE

REMARKS:

275 lin. ft. of 6'perimeter fencing @ \$ 18.94	=	\$ 5,209.00
1,536 lin. ft. of 6' residence fencing @ 23.14	=	35,543.00
		-----
	TOTAL =	\$ 40,752.00

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Landscape and Drainage - Allowance		QUANTITY	1 Allowance
		UNIT COST	9,000.000
		PERCENT REPL	100.00%
ASSET ID	1024	CURRENT COST	9,000.00
GROUP/FACILITY	0	FUTURE COST	9,000.00
CATEGORY	100	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/05			
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2013			
0 YEAR REM LIFE			

REMARKS:

Typically in a project such as Pinnacle Gardens we find there are areas in need of landscape and drainage corrections. These areas are usually small projects that can be accomplished from year to year as prioritized by the association. During our site inspection we noted several areas where drainage should be adjusted, erosion problems, and areas where grass or other ground cover materials will be difficult due to lack of top soil.

We recommend the association develop a list of projects, prioritize the list and then use this funding to complete each proect.

Lift Station - Electrical Panel Rep		QUANTITY	1 Panel
		UNIT COST	4,558.000
		PERCENT REPL	100.00%
ASSET ID	1027	CURRENT COST	4,558.00
GROUP/FACILITY	0	FUTURE COST	5,285.88
CATEGORY	100	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/99			
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2019			
6 YEAR REM LIFE			

REMARKS:

1 Panel	@	\$ 3,545.00	=	\$ 3,545.00
1 Sales Tax	@	213.00	=	213.00
1 Installation Labor	@	800.00	=	800.00
				-----
		TOTAL	=	\$ 4,558.00

Cost and EUL information per Tom Mooney at Straffer Pump & Supply, Evansville, IN. 800-837-7867.

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Lift Station - Pump Replacement		QUANTITY	2 Pump
ASSET ID	1026	UNIT COST	2,842.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	100	CURRENT COST	5,684.00
		FUTURE COST	5,826.10
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/99  
 10 YEAR USEFUL LIFE  
 +5 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2014  
 1 YEAR REM LIFE

REMARKS:

1 Pump cost	@	\$ 1,926.00	=	\$ 1,926.00
1 Sales Tax	@	116.00	=	116.00
1 Labor to Install	@	800.00	=	800.00
				-----
		TOTAL	=	\$ 2,842.00

This amount per Straffer Pump & Supply, Evansville, IN which installed the existing lift station in 1999. Under full use the EUL is ten years. I adjusted the Remaining Life because the project was completed in stages thru 2006.

Lights - Coach Lamp Street, Unfund		QUANTITY	9 Lamps
ASSET ID	1023	UNIT COST	0.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	50	CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 25 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2030  
 17 YEAR REM LIFE

REMARKS:

There are 9 street light lamps in the project. These are leased lights and are not the replacement responsibility of the association. I recommend you request they be painted each 5-7 years by the power company at their expense.

**Pinnacle Gardens Council of Co-Owners**  
**Cash Flow Detail Report by Group/Facility**

<b>Mailboxes - Pedestal Sets Rplc</b>	QUANTITY	1 total
	UNIT COST	21,524.000
ASSET ID 1019	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	21,524.00
CATEGORY 100	FUTURE COST	28,947.39
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/05		
15 YEAR USEFUL LIFE		
+5 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2025		
12 YEAR REM LIFE		

REMARKS:

4 sets of 12 boxes	@	\$ 1,768.00	=	\$ 7,072.00
4 sets of 16 boxes	@	1,831.00	=	7,324.00
8 sets of 2 parcel boxes	@	749.00	=	5,992.00
8 pedestals	@	142.00	=	1,136.00
				-----
		TOTAL	=	\$ 21,524.00

<b>Paint - Exterior Siding, Flat</b>	QUANTITY	49,736 Sq. Ft.
	UNIT COST	0.440
ASSET ID 1014	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	21,883.84
CATEGORY 30	FUTURE COST	33,298.85
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/05		
5 YEAR USEFUL LIFE		
+20 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2030		
17 YEAR REM LIFE		

REMARKS:

Building 1	-	6,316 Sq. Ft.		
Building 2	-	4,883 Sq. Ft.		
Building 3	-	6,766 Sq. Ft.		
Building 4	-	6,596 Sq. Ft.		
Building 5	-	6,120 Sq. Ft.		
Building 6	-	5,693 Sq. Ft.		
Building 7	-	6,596 Sq. Ft.		
Building 8	-	6,766 Sq. Ft.		
		-----		
		TOTAL	=	49,736 Sq. Ft.

**Pinnacle Gardens Council of Co-Owners**  
**Cash Flow Detail Report by Group/Facility**

Paint - Exterior, Doors & Columns		QUANTITY	14,725 Sq. Ft.
		UNIT COST	3.120
ASSET ID	1015	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	45,942.00
CATEGORY	30	FUTURE COST	45,942.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 8 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2013  
 0 YEAR REM LIFE

REMARKS:

Building 1 - 1,686 Sq. Ft.  
 Building 2 - 1,967 Sq. Ft.  
 Building 3 - 1,967 Sq. Ft.  
 Building 4 - 1,883 Sq. Ft.  
 Building 5 - 1,686 Sq. Ft.  
 Building 6 - 1,686 Sq. Ft.  
 Building 7 - 1,883 Sq. Ft.  
 Building 8 - 1,967 Sq. Ft.

-----  
 TOTAL = 14,725 Sq. Ft.

In the meeting on May 14, the Board asked that painting for garage doors be added to this amount. We added the garage door sq. footage for each individual building. We also lowered the rate by \$1 per sq. ft because the added garage doors will be sprayed rather than brushed.

Paint - Wood Decks		QUANTITY	1 Total
		UNIT COST	20,486.000
ASSET ID	1017	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	20,486.00
CATEGORY	30	FUTURE COST	20,486.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 4 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2013  
 0 YEAR REM LIFE

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Paint - Wood Decks, Continued ...

REMARKS:

1,536 sq. ft. Decks area	@ \$	.85	=	\$ 1,306.00
1,280 sq. ft. deck rail	@	2.85	=	3,648.00
9,216 sq. ft.(2 sides) resident fence	@	.85	=	7,834.00
4,350 sq. ft. (1 side) perimeter fence	@	.85	=	3,698.00
1 Repair allowance	@	4,000.00	=	4,000.00
		TOTAL	=	\$ 20,486.00

This amount allows for a 2 step stain/sealant application.

TOTAL = \$ 20,486.00

<b>Reserve Study Update - Fee</b>
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ASSET ID 1029  
GROUP/FACILITY 0  
CATEGORY 10

QUANTITY	1 Fee
UNIT COST	1,900.000
PERCENT REPL	100.00%
CURRENT COST	1,900.00
FUTURE COST	2,046.09
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/12  
4 YEAR USEFUL LIFE  
+0 YEAR ADJUSTMENT  
REPLACEMENT YEAR 2016  
3 YEAR REM LIFE (One Time Repl)

REMARKS:

In the meeting on May 14, 2012, the board asked that the fee for an update to the plan in four years be added. This amount is an estimate for the update fee at that time.

Please see that records of reserve fund contributions and expenses are documented such that they may be used to accurately prepare the update.

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

<b>Roofs - Composition Shingle</b>		QUANTITY	138,758 Sq. Ft.
ASSET ID	1007	UNIT COST	2.440
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	20	CURRENT COST	338,569.52
		FUTURE COST	433,397.61
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 18 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2023  
 10 YEAR REM LIFE

REMARKS:

Building 1	-	15,469 Sq. Ft.
Building 2	-	17,285 Sq. Ft.
Building 3	-	18,333 Sq. Ft.
Building 4	-	17,998 Sq. Ft.
Building 5	-	16,693 Sq. Ft.
Building 6	-	16,649 Sq. Ft.
Building 7	-	17,998 Sq. Ft.
Building 8	-	18,333 Sq. Ft.
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TOTAL	=	138,758 Sq. Ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

<b>Roofs - Gutter and Downspouts</b>		QUANTITY	15,870 Lin. Ft.
ASSET ID	1010	UNIT COST	8.560
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	20	CURRENT COST	135,847.20
		FUTURE COST	173,895.90
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 18 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2023  
 10 YEAR REM LIFE

REMARKS:

Building 1	-	1,794 Lin. Ft.
Building 2	-	1,890
Building 3	-	2,139
Building 4	-	2,057
Building 5	-	1,884
Building 6	-	1,910
Building 7	-	2,057
Building 8	-	2,139
		-----
TOTAL	=	15,870 Lin. Ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.



**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Shrub and Tree - Replacement Allow.		QUANTITY	1 Allowance
ASSET ID	1025	UNIT COST	4,500.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	100	CURRENT COST	4,500.00
		FUTURE COST	4,500.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 3 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2013  
 0 YEAR REM LIFE

REMARKS:

During our site inspection we noticed area where shrubs had overgrown the area in which they were planted. This was particularly true in the space between garages. There are also several trees in the common area for which the association has responsibility.

This account provides funding for replacement of trees and shrubs as directed by the association.

Siding - Vinyl Replace		QUANTITY	49,736 Sq. Ft.
ASSET ID	1012	UNIT COST	3.950
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	90	CURRENT COST	196,457.20
		FUTURE COST	338,215.10
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 30 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2035  
 22 YEAR REM LIFE

REMARKS:

Building 1	-	6,316 Sq. Ft.
Building 2	-	4,883 Sq. Ft.
Building 3	-	6,766 Sq. Ft.
Building 4	-	6,596 Sq. Ft.
Building 5	-	6,120 Sq. Ft.
Building 6	-	5,693 Sq. Ft.
Building 7	-	6,596 Sq. Ft.
Building 8	-	6,766 Sq. Ft.
		-----
TOTAL	=	49,736 Sq. Ft.

The cost used on this component includes the removal and disposal of the existing material.

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Sign - Entry Monument, Maint. Allow		QUANTITY	1 allowance
		UNIT COST	2,394.000
		PERCENT REPL	25.00%
ASSET ID	1021	CURRENT COST	598.50
GROUP/FACILITY	0	FUTURE COST	628.80
CATEGORY	100	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 5 YEAR USEFUL LIFE  
 +5 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2015  
 2 YEAR REM LIFE

REMARKS:

399 sq. ft of stone face @ \$ 6.00 = \$ 2,394.00  
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 TOTAL = \$ 2,394.00

There are two stone walls and a single column at the entry. These are faced with the samerough-cut stone as are portions of the residences. This account provides funding for periodic maintenance of the entry stone face surfaces each five years beginning in 2015.

Signs - Traffic & Information		QUANTITY	1 total
		UNIT COST	0.000
		PERCENT REPL	100.00%
ASSET ID	1020	CURRENT COST	0.00
GROUP/FACILITY	0	FUTURE COST	0.00
CATEGORY	100	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 15 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2020  
 7 YEAR REM LIFE

REMARKS:

2 Stop Signs  
 9 12" x 18" Information/Handicap Signs  
 5 2x2 Steel Posts  
 4 24" x 12" Street Signs on 30" Brackets

These signs are listed for inventory purposes, only. Their replacement is typically an operating maintenance and repair expense.

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Stone Face - Maint. Allow		QUANTITY	5,696 Sq. Ft.
ASSET ID	1009	UNIT COST	5.650
GROUP/FACILITY	0	PERCENT REPL	5.00%
CATEGORY	90	CURRENT COST	1,609.12
		FUTURE COST	1,690.58
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/05		
5 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2015		
2 YEAR REM LIFE			

REMARKS:

Building 1	-	632 Sq. Ft.
Building 2	-	792 Sq. Ft.
Building 3	-	792 Sq. Ft.
Building 4	-	712 Sq. Ft.
Building 5	-	632 Sq. Ft.
Building 6	-	632 Sq. Ft.
Building 7	-	712 Sq. Ft.
Building 8	-	792 Sq. Ft.
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TOTAL	=	5,696 Sq. Ft.

Streets - Asphalt Minor Repairs		QUANTITY	59,191 Sq. Ft.
ASSET ID	1002	UNIT COST	4.860
GROUP/FACILITY	0	PERCENT REPL	5.00%
CATEGORY	10	CURRENT COST	14,383.41
		FUTURE COST	14,383.41
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/05		
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2013		
0 YEAR REM LIFE			

REMARKS:

Pinnacle Garden Drive	-	14,883 Sq. Ft.
Pinnacle Circle West	-	21,911
Pinnalce Circle East	-	22,397
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TOTAL	=	59,191 Sq. Ft.

In order to acheive the maximum life of asphalt overlay of 20-25 years we recommend the following maintenance steps. 1)Crack seal every year as part of the association annual operating expense. 2)Seal coat every third year as a reserve expense. 3) Minor repairs every third year or as needed as a reserve expense.

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

Streets - Asphalt Overlay	QUANTITY	1 Total
	UNIT COST	54,803.000
ASSET ID 1004	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	54,803.00
CATEGORY 10	FUTURE COST	73,703.94
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 20 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2025  
 12 YEAR REM LIFE

REMARKS:

59,191 sq. ft. of 1.5" milling	@ \$ .14	= \$ 8,287.00
59,191 sq. ft. of 1.5: overlay	@ .71	= 42,026.00
10 Man hole and Drain covers	@ 449.00	= 4,490.00
		-----
	TOTAL	= \$ 54,803.00

In order to achieve the maximum life of asphalt overlay of 20-25 years we recommend the following maintenance steps. 1) Crack seal every year as part of the association annual operating expense. 2) Seal coat every third year as a reserve expense. 3) Minor repairs every third year or as needed as a reserve expense.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust the manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in a report revision.

**Pinnacle Gardens Council of Co-Owners**  
**Cash Flow Detail Report by Group/Facility**

Streets - Asphalt Seal Coat		QUANTITY	59,191 Sq. Ft.
		UNIT COST	0.141
ASSET ID	1006	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	8,345.93
CATEGORY	10	FUTURE COST	8,345.93
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 5 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2013  
 0 YEAR REM LIFE

REMARKS:

Pinnacle Garden Drive - 14,883 Sq. Ft.  
 Pinnacle Circle West - 21,911  
 Pinnalce Circle East - 22,397

-----  
 TOTAL = 59,191 Sq. Ft.

In order to acheive the maximum life of asphalt overlay of 20-25 years we recommend the following maintenance steps. 1)Crack seal every year as part of the association annual operating expense. 2)Seal coat every third year as a reserve expense. 3) Minor repairs every third year or as needed as a reserve expense.

Windows - Replacement		QUANTITY	1 Total
		UNIT COST	379,002.000
ASSET ID	1030	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	379,002.00
CATEGORY	90	FUTURE COST	652,479.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/05  
 30 YEAR USEFUL LIFE  
 +0 YEAR ADJUSTMENT  
 REPLACEMENT YEAR 2035  
 22 YEAR REM LIFE

REMARKS:

In their meeting 7/9/2012 the Board of Directors requested us to add funds for the replacement of windows. Our interpretation of the comunity documents was that windows were the responsibility of individual owners. We therefore did not include them in the inventory. For plan purposes, we have included an estimate of the costs to replace windows and sliding glass doors. In the next plan update, the windows should be inventoried and the plan adjusted to reflect actual sizes, types, and costs.

The cost of replacing window, patio doors, atrium doors, and doorwalls

**Pinnacle Gardens Council of Co-Owners**  
Cash Flow Detail Report by Group/Facility

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Windows - Replacement, Continued ...

varies greatly.

The eventual, actual cost of replacing this item will depend largely upon the type and style of the replacement unit and, of course, the particular vendor selected for the project.

Another factor affecting the future replacement cost is the scope of the project. If all items are replaced at one time, under a single contract, costs will be relatively competitive. if the client chooses to replace these items individually as they fail, costs will be significantly higher.

4,398 sq. ft. windows (3 bldgs with 14 units)	@	\$ 25.05	=	\$ 110,170.00
2,796 sq. ft. windows (2 bldgs with 13 units)	@	25.05	=	70,040.00
3,990 sq. ft. windows (3 bldgs with 12 units)	@	25.05	=	99,950.00
1,728 sq. ft. sl. doors (3 with 14 units)	@	22.88	=	39,537.00
1,080 sq. ft. sl. doors (2 with 13 units)	@	22.88	=	24,710.00
1,512 sq. ft. sl. doors (2 with 12 units)	@	22.88	=	34,595.00
				-----
			TOTAL	= \$ 379,002.00