

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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