

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

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Report Date</td> <td style="width: 30%;">November 25, 2013</td> <td style="width: 40%;"></td> </tr> <tr> <td>Version</td> <td>006</td> <td></td> </tr> <tr> <td>Account Number</td> <td>1008</td> <td></td> </tr> <tr> <td>Budget Year Beginning</td> <td>1/ 1/14</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Ending</td> <td>12/31/14</td> <td></td> </tr> <tr> <td>Total Units Included</td> <td>104</td> <td></td> </tr> <tr> <td>Phase Development</td> <td>1 of 1</td> <td></td> </tr> </table>	Report Date	November 25, 2013		Version	006		Account Number	1008		Budget Year Beginning	1/ 1/14		Ending	12/31/14		Total Units Included	104		Phase Development	1 of 1		<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Parameters:</td> </tr> <tr> <td style="width: 70%;">Inflation</td> <td style="text-align: right;">1.50%</td> </tr> <tr> <td>Annual Contribution Increase</td> <td style="text-align: right;">11.00%</td> </tr> <tr> <td>Investment Yield</td> <td style="text-align: right;">1.00%</td> </tr> <tr> <td>Taxes on Yield</td> <td style="text-align: right;">20.00%</td> </tr> <tr> <td>Contingency</td> <td style="text-align: right;">1.50%</td> </tr> <tr> <td colspan="2">Reserve Fund Balance as of</td> </tr> <tr> <td>1/ 1/14:</td> <td style="text-align: right;">\$90,000.00</td> </tr> </table>	Parameters:		Inflation	1.50%	Annual Contribution Increase	11.00%	Investment Yield	1.00%	Taxes on Yield	20.00%	Contingency	1.50%	Reserve Fund Balance as of		1/ 1/14:	\$90,000.00
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Project Profile & Introduction

This is a supplement to a July, 2012 Reserve Study done by RDA-Midwest and includes information that was developed after that study had been completed. The supplement has been provided by RDA-Ohio Valley and does not constitute a full update.

Funding Strategy: Funding as directed by the Board
 Field Inspections were made by RDA Midwest on March 20, 2012.

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$4,756.00
(\$45.73 per unit per month)	
Average Net Monthly Interest Contribution This Year:	38.75
Net Monthly Allocation to Reserves 1/ 1/14 to 12/31/14:	\$4,794.75
(\$46.10 per unit per month)	

RDA Reserve Management Software
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Pinnacle Gardens Council of Co-Owners
Funding Status Report

REPORT DATE: November 25, 2013
VERSION: 006
ACCOUNT NUMBER: 1008

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Reserve Study Update - Fee	4	0	2	1,900	950	0
Streets - Asphalt Minor Repairs	6	+8	5	14,383	9,246	0
Streets - Asphalt Overlay	20	0	11	54,803	24,661	0
Streets - Asphalt Seal Coat	6	+8	5	8,346	5,365	0
*** CATEGORY SUMMARY:				79,432	40,223	0
Roof I - Composition Shingle	18	-9	0	53,711	53,711	53,711
Roof II - Composition Shingle	18	-8	1	53,711	48,340	12,121
Roof III - Composition Shingle	18	-7	2	53,711	43,945	0
Roof IV - Composition Shingle	18	-4	5	161,133	103,586	0
Roof V - Composition Shingle	18	-2	7	107,422	60,425	0
Roofs - Gutter and Downspoutsm	18	0	9	135,847	67,924	0
*** CATEGORY SUMMARY:				565,535	377,930	65,832
Paint - Exterior Siding, Flat	5	+20	16	21,884	7,878	0
Paint - Exterior, Doors & Columns	8	+3	2	45,942	37,589	0
Paint - Wood Decks	6	+5	10	0	0	0
*** CATEGORY SUMMARY:				67,826	45,467	0
Fencing - Wood, Replacement (1/2)	10	0	1	20,376	18,338	18,338
Fencing - Wood, Replacement (1/2)	10	+1	2	20,376	16,671	0
*** CATEGORY SUMMARY:				40,752	35,010	18,338
Lights - Coach Lamp Street, Unfund	25	0	16	0	0	0
*** CATEGORY SUMMARY:				0	0	0
Brick Face - Maint. Allow	5	+20	16	13,058	4,701	0
Concrete - Maint. Allow, Buildings	5	+7	3	21,190	15,893	0
Concrete - Maint. Allow, Walks, etc	5	+7	3	3,269	2,452	0
Decks - Wood, Repl	20	0	19	64,000	3,200	0
Siding - Vinyl Replace	30	0	21	196,457	58,937	0
Stone Face - Maint. Allow	5	+5	1	1,609	1,448	0
Windows - Replacement	30	0	21	379,002	113,701	0
*** CATEGORY SUMMARY:				678,586	200,332	0
Landscape and Drainage - Allowance	6	0	5	5,000	833	0
Lift Station - Electrical Panel Rep	20	0	5	4,558	3,419	0
Lift Station - Pump Replacement	10	+7	2	5,684	5,015	0
Mailboxes - Pedestal Sets Rplc	15	+5	11	21,524	9,686	0
Shrub and Tree - Replacement Allow.	3	+5	0	4,500	4,500	4,500
Sign - Entry Monument, Maint. Allow	5	+5	1	599	539	0
Signs - Traffic & Information	15	0	6	0	0	0
*** CATEGORY SUMMARY:				41,865	23,992	4,500

Pinnacle Gardens Council of Co-Owners
Funding Status Report

DESCRIPTION	USE +/- REM LIFE LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
TOTAL ASSET SUMMARY:		1,473,996	722,953	88,670
CONTINGENCY @ 1.50%:			10,844	1,330
GRAND TOTAL:			733,798	90,000

Percent Fully Funded: 12%

Pinnacle Gardens Council of Co-Owners
Cash Flow Specific Projections

REPORT DATE: November 25, 2013
 VERSION: 006
 ACCOUNT NUMBER: 1008

Beginning Accumulated Reserves: \$90,000

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'14	1,473,996	57,072	465	58,211	89,326	769,234	12%
'15	1,496,106	63,350	328	77,439	75,565	784,394	10%
'16	1,518,548	70,318	258	131,470	14,672	744,956	2%
'17	1,539,339	78,053	287	30,283	62,729	813,510	8%
'18	1,562,429	86,639	822	0	150,191	915,618	16%
'19	1,585,866	96,170	353	208,369	38,345	805,504	5%
'20	1,609,654	106,748	641	7,334	138,400	902,212	15%
'21	1,633,798	118,491	589	119,222	138,259	885,630	16%
'22	1,658,305	131,525	1,372	27,554	243,602	964,629	25%
'23	1,683,180	145,992	1,204	160,472	230,326	909,289	25%
'24	1,708,428	162,051	2,017	53,318	341,077	964,945	35%
'25	1,734,054	179,877	2,202	149,175	373,980	924,570	40%
'26	1,760,065	199,664	3,443	36,538	540,549	1,001,114	54%
'27	1,786,466	221,627	4,916	29,683	737,409	1,087,372	68%
'28	1,813,263	246,005	6,825	0	990,239	1,207,032	82%
'29	1,840,462	273,066	8,909	5,626	1,266,589	1,324,241	96%
'30	1,868,069	303,103	10,905	47,142	1,533,455	1,409,320	109%
'31	1,896,090	336,445	13,262	35,716	1,847,446	1,509,153	122%
'32	1,924,531	373,454	14,856	168,141	2,067,615	1,475,789	140%
'33	1,953,399	414,534	16,871	156,197	2,342,823	1,455,988	161%
'34	1,982,700	460,132	19,922	72,341	2,750,536	1,524,065	180%
'35	2,012,440	510,747	16,965	871,478	2,406,769	771,683	312%
'36	2,042,627	566,929	21,118	36,160	2,958,656	870,419	340%
'37	2,073,266	629,291	23,656	300,438	3,311,165	700,237	473%
'38	2,104,365	698,513	29,102	6,433	4,032,348	832,289	484%
'39	2,135,931	775,350	33,922	162,477	4,679,142	807,483	579%
'40	2,167,970	860,638	39,496	154,068	5,425,208	792,919	684%
'41	2,200,489	955,308	45,387	209,791	6,216,113	722,710	860%
'42	2,233,497	1,060,392	53,510	37,111	7,292,904	831,359	877%
'43	2,266,999	1,177,035	62,540	42,703	8,489,777	937,916	905%

Pinnacle Gardens Council of Co-Owners
Annual Expenditure Detail

REPORT DATE: November 25, 2013
 VERSION: 006
 ACCOUNT NUMBER: 1008

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2014	
Roof I - Composition Shingle	53,711.00
Shrub and Tree - Replacement Allow.	4,500.00
*** ANNUAL TOTAL:	58,211.00
REPLACEMENT YEAR 2015	
Fencing - Wood, Replacement (1/2)	20,681.64
Roof II - Composition Shingle	54,516.67
Sign - Entry Monument, Maint. Allow	607.48
Stone Face - Maint. Allow	1,633.26
*** ANNUAL TOTAL:	77,439.05
REPLACEMENT YEAR 2016	
Fencing - Wood, Replacement (1/2)	20,991.86
Lift Station - Pump Replacement	5,855.80
Paint - Exterior, Doors & Columns	47,330.60
Reserve Study Update - Fee	1,957.43
Roof III - Composition Shingle	55,334.42
*** ANNUAL TOTAL:	131,470.11
REPLACEMENT YEAR 2017	
Concrete - Maint. Allow, Buildings	22,158.34
Concrete - Maint. Allow, Walks, etc	3,418.80
Shrub and Tree - Replacement Allow.	4,705.55
*** ANNUAL TOTAL:	30,282.69
REPLACEMENT YEAR 2018	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2019	
Landscape and Drainage - Allowance	5,386.43
Lift Station - Electrical Panel Rep	4,910.27
Roof IV - Composition Shingle	173,586.01
Streets - Asphalt Minor Repairs	15,495.02
Streets - Asphalt Seal Coat	8,990.94

Pinnacle Gardens Council of Co-Owners
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	208,368.67
REPLACEMENT YEAR 2020	
Shrub and Tree - Replacement Allow.	4,920.49
Sign - Entry Monument, Maint. Allow	654.43
Stone Face - Maint. Allow	1,759.49
*** ANNUAL TOTAL:	7,334.41
REPLACEMENT YEAR 2021	
Roof V - Composition Shingle	119,221.76
*** ANNUAL TOTAL:	119,221.76
REPLACEMENT YEAR 2022	
Concrete - Maint. Allow, Buildings	23,870.83
Concrete - Maint. Allow, Walks, etc	3,683.01
*** ANNUAL TOTAL:	27,553.84
REPLACEMENT YEAR 2023	
Roofs - Gutter and Downspoutsm	155,326.33
Shrub and Tree - Replacement Allow.	5,145.25
*** ANNUAL TOTAL:	160,471.58
REPLACEMENT YEAR 2024	
Paint - Exterior, Doors & Columns	53,317.57
*** ANNUAL TOTAL:	53,317.57
REPLACEMENT YEAR 2025	
Fencing - Wood, Replacement (1/2)	24,001.89
Landscape and Drainage - Allowance	5,889.76
Mailboxes - Pedestal Sets Rplc	25,354.16
Sign - Entry Monument, Maint. Allow	705.00
Stone Face - Maint. Allow	1,895.47
Streets - Asphalt Minor Repairs	16,942.93
Streets - Asphalt Overlay	64,555.15
Streets - Asphalt Seal Coat	9,831.08
*** ANNUAL TOTAL:	149,175.44

Pinnacle Gardens Council of Co-Owners
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2026	
Fencing - Wood, Replacement (1/2)	24,361.92
Lift Station - Pump Replacement	6,795.90
Shrub and Tree - Replacement Allow.	5,380.28
*** ANNUAL TOTAL:	36,538.10
REPLACEMENT YEAR 2027	
Concrete - Maint. Allow, Buildings	25,715.65
Concrete - Maint. Allow, Walks, etc	3,967.65
*** ANNUAL TOTAL:	29,683.30
REPLACEMENT YEAR 2028	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2029	
Shrub and Tree - Replacement Allow.	5,626.03
*** ANNUAL TOTAL:	5,626.03
REPLACEMENT YEAR 2030	
Brick Face - Maint. Allow	16,570.44
Paint - Exterior Siding, Flat	27,770.29
Sign - Entry Monument, Maint. Allow	759.48
Stone Face - Maint. Allow	2,041.96
*** ANNUAL TOTAL:	47,142.17
REPLACEMENT YEAR 2031	
Landscape and Drainage - Allowance	6,440.12
Streets - Asphalt Minor Repairs	18,526.14
Streets - Asphalt Seal Coat	10,749.73
*** ANNUAL TOTAL:	35,715.99
REPLACEMENT YEAR 2032	
Concrete - Maint. Allow, Buildings	27,703.04
Concrete - Maint. Allow, Walks, etc	4,274.28
Paint - Exterior, Doors & Columns	60,061.85
Roof I - Composition Shingle	70,218.59
Shrub and Tree - Replacement Allow.	5,883.02

Pinnacle Gardens Council of Co-Owners
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	168,140.78
REPLACEMENT YEAR 2033	
Decks - Wood, Repl	84,924.85
Roof II - Composition Shingle	71,271.87
*** ANNUAL TOTAL:	156,196.72
REPLACEMENT YEAR 2034	
Roof III - Composition Shingle	72,340.95
*** ANNUAL TOTAL:	72,340.95
REPLACEMENT YEAR 2035	
Brick Face - Maint. Allow	17,851.08
Fencing - Wood, Replacement (1/2)	27,855.17
Paint - Exterior Siding, Flat	29,916.48
Shrub and Tree - Replacement Allow.	6,151.75
Siding - Vinyl Replace	268,568.38
Sign - Entry Monument, Maint. Allow	818.17
Stone Face - Maint. Allow	2,199.78
Windows - Replacement	518,117.65
*** ANNUAL TOTAL:	871,478.46
REPLACEMENT YEAR 2036	
Fencing - Wood, Replacement (1/2)	28,273.00
Lift Station - Pump Replacement	7,886.92
*** ANNUAL TOTAL:	36,159.92
REPLACEMENT YEAR 2037	
Concrete - Maint. Allow, Buildings	29,844.06
Concrete - Maint. Allow, Walks, etc	4,604.61
Landscape and Drainage - Allowance	7,041.90
Roof IV - Composition Shingle	226,936.04
Streets - Asphalt Minor Repairs	20,257.28
Streets - Asphalt Seal Coat	11,754.22
*** ANNUAL TOTAL:	300,438.11

Pinnacle Gardens Council of Co-Owners
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2038	
Shrub and Tree - Replacement Allow.	6,432.76
*** ANNUAL TOTAL:	6,432.76
REPLACEMENT YEAR 2039	
Lift Station - Electrical Panel Rep	6,613.42
Roof V - Composition Shingle	155,863.45
*** ANNUAL TOTAL:	162,476.87
REPLACEMENT YEAR 2040	
Brick Face - Maint. Allow	19,230.69
Mailboxes - Pedestal Sets Rplc	31,698.59
Paint - Exterior Siding, Flat	32,228.55
Paint - Exterior, Doors & Columns	67,659.23
Sign - Entry Monument, Maint. Allow	881.40
Stone Face - Maint. Allow	2,369.78
*** ANNUAL TOTAL:	154,068.24
REPLACEMENT YEAR 2041	
Roofs - Gutter and Downspoutsm	203,064.42
Shrub and Tree - Replacement Allow.	6,726.60
*** ANNUAL TOTAL:	209,791.02
REPLACEMENT YEAR 2042	
Concrete - Maint. Allow, Buildings	32,150.53
Concrete - Maint. Allow, Walks, etc	4,960.48
*** ANNUAL TOTAL:	37,111.01
REPLACEMENT YEAR 2043	
Landscape and Drainage - Allowance	7,699.91
Streets - Asphalt Minor Repairs	22,150.19
Streets - Asphalt Seal Coat	12,852.57
*** ANNUAL TOTAL:	42,702.67