

Pinnacle Homeowners Association

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2018



Pinnacle Homeowners Association
January 1, 2018

Pinnacle Homeowners Association
Reserve Management Plan

Table of Contents

Cover	1
Table of Contents	2
Preparer's Report on Reserve Study	3
Statement of Position	5
Summary of Major Components	7
Cash Flow - Annual	8
Expenditures-Matrix	9
Component List - Detail	12
Disclosures	13
Supplementary Information	16
Component List - Summary	17



Facilities Advisors International, LLC

P.O. Box 5150
Ventura, CA 93005

(877) 304-6700 or (805) 658-8007

Fax (805) 715-0586

www.reservestudyusa.com

info@reservestudyusa.com

Offices Nationwide

Tempe, Arizona
Ventura, California
Miami, Florida
Kona, Hawaii
Berlin, Massachusetts
Las Vegas, Nevada
Las Cruces, New Mexico
Dallas, Texas
Salt Lake City, Utah

Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2018

Board of Directors
Pinnacle Homeowners Association
Park City, Utah

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Pinnacle Homeowners Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Pinnacle Homeowners Association upon which this reserve management plan is based was performed by Robbie Pepper, CMCA,CCIM, GRI of Facilities Advisors International LLC on January 1, 2018.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Pinnacle Homeowners Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2018, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2018, and related disclosures that provide important information regarding the basic financial exhibits. This Reserve Study was modified at the direction of Stephen Tyler of the PHOA, to include yearly special assessments equivalent to 50% of the current year's expenses as well as the increase in percent funded to reach threshold goal of 50% funded through the report period ending in 2047.

Management's Responsibility for Reserve Study

The Governing Body of Pinnacle Homeowners Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Pinnacle Homeowners Association, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Pinnacle Homeowners Association, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Pinnacle Homeowners Association's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Pinnacle Homeowners Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain
Robbie Pepper, CMCA, CCIM, GRI
March 7, 2018

Pinnacle Homeowners Association
 January 1, 2018

Statement of Position

Projection period: January 1, 2018 to 2047
 Type of Project: **86 Residential Condominiums**
 Number of Units: Park City, Utah
 Location: June 1983
 Project Construction date:

Description of Project: Pinnacle Homeowners Association is an 86 - lot planned development located in Park City, Utah. The project consists of 86 condominium units. The project was developed in June 1983.

On-Site analysis performed by: Robbie Pepper
 Component analysis performed by: Robbie Pepper
 Report prepared by: Robbie Pepper

Current Replacement Cost of All Components	\$ 4,655,850
Future Replacement Cost of All Components	\$ 6,386,854
Projected Balance of Reserve Funds at January 1, 2018	\$ 1,449,022
100% Funded Amount at January 1, 2018	\$ 3,047,872
Percent Funded at January 1, 2018	47.54 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2018	\$ 18,591
Projected Reserve Contribution	\$ 170,011
Average Annual Reserve Contribution Per Unit	\$ 1,792
Monthly Reserve Contribution First Year of Projection	\$ 12,843
Average Monthly Reserve Contribution Per Unit	\$ 149
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Street Base	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Useful Lives Years	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building	3-25	2-17	\$ 5,047,800
Landscaping	3	1- 2	127,904
Lighting	25-35	4-10	203,702
Painting	11	11	595,221
Paving	3-25	0-17	386,451
Signs	20	5-12	15,345
Sprinklers	3	1	10,428
			<u>\$ 6,386,851</u>

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/18 - 12/18	\$ 1,449,022.00	\$ 170,011.00	\$ 15,310.05	\$ 31,789.12	\$ 1,602,553.93
01/19 - 12/19	1,602,553.93	220,714.96	16,847.69	114,704.05	1,725,412.53
01/20 - 12/20	1,725,412.53	219,080.68	18,145.18	91,831.01	1,870,807.38
01/21 - 12/21	1,870,807.38	200,922.64	19,693.10	34,736.83	2,056,686.29
01/22 - 12/22	2,056,686.29	1,415,210.88	20,132.15	2,441,285.51	1,050,743.81
01/23 - 12/23	1,050,743.81	262,282.96	11,520.87	112,082.64	1,212,465.00
01/24 - 12/24	1,212,465.00	237,595.48	13,253.26	37,957.87	1,425,355.87
01/25 - 12/25	1,425,355.87	300,214.44	15,396.71	136,962.64	1,604,004.38
01/26 - 12/26	1,604,004.38	300,463.48	17,277.99	109,651.04	1,812,094.81
01/27 - 12/27	1,812,094.81	287,719.76	19,476.23	54,687.01	2,064,603.79
	<u>\$ 1,449,022.00</u>	<u>\$ 3,614,216.28</u>	<u>\$ 167,053.23</u>	<u>\$ 3,165,687.72</u>	<u>\$ 2,064,603.79</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/28 - 12/28	\$ 2,064,603.79	\$ 434,164.32	\$ 21,929.96	\$ 316,332.67	\$ 2,204,365.40
01/29 - 12/29	2,204,365.40	650,078.20	20,673.56	715,039.22	2,160,077.94
01/30 - 12/30	2,160,077.94	670,602.68	26,263.49	85,017.98	2,771,926.13
01/31 - 12/31	2,771,926.13	696,418.40	32,146.48	163,540.55	3,336,950.46
01/32 - 12/32	3,336,950.46	723,495.48	38,169.43	130,929.08	3,967,686.29
01/33 - 12/33	3,967,686.29	751,904.00	45,124.77	49,526.41	4,715,188.65
01/34 - 12/34	4,715,188.65	781,715.88	52,117.60	178,705.17	5,370,316.96
01/35 - 12/35	5,370,316.96	813,010.36	42,764.94	3,149,123.88	3,076,968.38
01/36 - 12/36	3,076,968.38	439,899.36	32,823.23	54,118.85	3,495,572.12
01/37 - 12/37	3,495,572.12	466,293.24	36,298.12	213,028.33	3,785,135.15
	<u>\$ 2,064,603.79</u>	<u>\$ 6,427,581.92</u>	<u>\$ 348,311.58</u>	<u>\$ 5,055,362.14</u>	<u>\$ 3,785,135.15</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/38 - 12/38	\$ 3,785,135.15	\$ 494,270.88	\$ 39,655.16	\$ 156,336.16	\$ 4,162,725.03
01/39 - 12/39	4,162,725.03	523,927.20	44,124.84	59,137.13	4,671,639.94
01/40 - 12/40	4,671,639.94	555,362.76	40,626.92	1,037,307.79	4,230,321.83
01/41 - 12/41	4,230,321.83	588,684.48	44,522.23	170,832.76	4,692,695.78
01/42 - 12/42	4,692,695.78	624,005.64	49,921.00	64,620.73	5,302,001.69
01/43 - 12/43	5,302,001.69	661,446.00	55,199.64	254,366.97	5,764,280.36
01/44 - 12/44	5,764,280.36	701,132.76	60,410.19	186,673.54	6,339,149.77
01/45 - 12/45	6,339,149.77	743,200.68	67,026.39	70,612.82	7,078,764.02
01/46 - 12/46	7,078,764.02	787,792.68	73,680.19	254,790.84	7,685,446.05
01/47 - 12/47	7,685,446.05	835,060.32	54,252.72	4,999,378.58	3,575,380.51
	<u>\$ 3,785,135.15</u>	<u>\$ 6,514,883.40</u>	<u>\$ 529,419.28</u>	<u>\$ 7,254,057.32</u>	<u>\$ 3,575,380.51</u>

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-Matrix

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Building			\$ 68,201		\$ 2,278,912	\$ 74,526			\$ 81,436	\$ 13,209
Landscaping		104,276	23,629		113,945	25,820		124,511	28,214	
Lighting					37,032					
Paving	31,789			34,736			37,957			41,477
Signs						11,736				
Sprinklers		10,427			11,394			12,451		
	\$ 31,789	\$ 114,704	\$ 91,831	\$ 34,736	\$ 2,441,285	\$ 112,082	\$ 37,957	\$ 136,962	\$ 109,651	\$ 54,687

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-Matrix

Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Building		\$ 88,988	\$ 36,085		\$ 97,239			\$ 2,757,648		\$ 17,752
Landscaping	136,057	30,830		148,673	33,689		162,459	36,813		177,523
Lighting	166,669									
Painting		595,220								
Paving			45,323			49,526		354,662	54,118	
Signs			3,608							
Sprinklers	13,605			14,867			16,245			17,752
	<u>\$ 316,332</u>	<u>\$ 715,039</u>	<u>\$ 85,017</u>	<u>\$ 163,540</u>	<u>\$ 130,929</u>	<u>\$ 49,526</u>	<u>\$ 178,705</u>	<u>\$ 3,149,123</u>	<u>\$ 54,118</u>	<u>\$ 213,028</u>

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-Matrix

Category	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Building	\$ 116,109			\$ 126,875			\$ 138,640			\$ 4,946,891
Landscaping	40,226		193,984	43,956		211,972	48,032		231,628	52,486
Painting			823,924							
Paving		59,137			64,620			70,612		
Signs						21,197				
Sprinklers			19,398			21,197			23,162	
	<u>\$ 156,336</u>	<u>\$ 59,137</u>	<u>\$ 1,037,307</u>	<u>\$ 170,832</u>	<u>\$ 64,620</u>	<u>\$ 254,366</u>	<u>\$ 186,673</u>	<u>\$ 70,612</u>	<u>\$ 254,790</u>	<u>\$ 4,999,378</u>

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building							
Chimney Caps	06/01/2027	\$ 10,000.00	1 Job	\$ 10,000	10:00	9:05	\$ 13,209
Decks and Railings	06/01/2035	1,400,000.00	1 Job	1,400,000	25:00	17:05	2,342,662
Electrical	06/01/2020	3,500.00	1 Job	3,500	3:00	2:05	3,759
Front Doors	06/01/2035	800.00	86 Each	68,800	25:00	17:05	115,125
Garage Doors	06/01/2035	1,300.00	89 Each	115,700	25:00	17:05	193,604
Gatehouse Renovation	06/01/2030	25,000.00	1 Job	25,000	20:00	12:05	36,085
Plumbing Sewer	06/01/2020	30,000.00	1 Job	30,000	3:00	2:05	32,221
Plumbing Water Mains	06/01/2020	30,000.00	1 Job	30,000	3:00	2:05	32,221
Wood Siding	06/01/2022	2,000,000.00	1 Job	2,000,000	25:00	4:05	2,278,912
				\$ 3,683,000			\$ 5,047,801
Landscaping							
Irrigation Renovate and Rebuild	06/01/2019	\$ 100,000.00	1 Job	\$ 100,000	3:00	1:05	\$ 104,276
Landscape Hardscape	06/01/2020	10,000.00	1 Allow	10,000	3:00	2:05	10,740
Landscape Replacement	06/01/2020	2,000.00	1 Allow	2,000	3:00	2:05	2,148
Landscape Trees/Bushes	06/01/2020	10,000.00	1 Allow	10,000	3:00	2:05	10,740
				\$ 122,000			\$ 127,905
Lighting							
Building Lights/Luminaries	06/01/2028	\$ 350.00	350 Each	\$ 122,500	25:00	10:05	\$ 166,669
Street Pole Lights	06/01/2022	2,500.00	13 Each	32,500	35:00	4:05	37,032
				\$ 155,000			\$ 203,702
Painting							
Painting	01/01/2029	\$ 430,000.00	1 Job	\$ 430,000	11:00	11:00	\$ 595,220
				\$ 430,000			\$ 595,220
Paving							
Streets Crack Seal	06/01/2018	\$ 0.20	157,000 SF	\$ 31,400	3:00	0:05	\$ 31,789
Streets Overlay	06/01/2035	1.35	157,000 SF	211,950	25:00	17:05	354,662
				\$ 243,350			\$ 386,451
Signs							
Entrance Front Sign	06/01/2023	\$ 10,000.00	1 Job	\$ 10,000	20:00	5:05	\$ 11,736
Entrance Rear Sign	06/01/2030	2,500.00	1 Job	2,500	20:00	12:05	3,608
				\$ 12,500			\$ 15,344
Sprinklers							
Fire Sprinklers-Compressors-Tanks	06/01/2019	\$ 10,000.00	1 Job	\$ 10,000	3:00	1:05	\$ 10,427
				\$ 10,000			\$ 10,427
				\$ 4,655,850			\$ 6,386,854

Pinnacle Homeowners Association
January 1, 2018

Disclosures

Site Analysis

Pinnacle Homeowners Association is a planned development association located in Park City, Utah. The Association consists of 86 units located 1375 Deer Valley Drive Park City, Utah. The units were constructed as a single phase in June 1983.

The site analysis was performed on January 1, 2018 by Robbie Pepper, CMCA of Facilities Advisors International LLC. The Pinnacle HOA representatives Stephen Tyler and Bob Burnside were interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

Pinnacle Homeowners Association

January 1, 2018

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 47.54% as of January 1, 2018 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 1,449,022, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

This Reserve Study was modified at the direction of Stephen Tyler of the PHOA, to include yearly special assessments equivalent to 50% of the current year's expenses as well as the increase in percent funded to reach a threshold goal of 50% funded through the report period ending in 2047.

Pinnacle Homeowners Association
January 1, 2018

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2018 Funding Requirement	Components of Fund Balance at 12/31/2017
Building	2:05 -17:05	\$ 5,047,800	\$ 115,938	\$ 1,282,005
Landscaping	1:05 - 2:05	127,904	22,159	34,027
Lighting	4:05 -10:05	203,702	4,015	59,551
Painting	11:00	595,221	28,123	0
Paving	0:05 -17:05	386,451	12,880	65,380
Signs	5:05 -12:05	15,345	399	4,913
Sprinklers	1:05	10,428	1,807	3,147
		\$ 6,386,851	\$ 185,321	\$ 1,449,022

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Building								
Chimney Caps	6/2027	\$ 10,000.00	1 Job	\$ 10,000	10:00	10:00	9:05	\$ 13,209
Decks and Railings	6/2035	1,400,000.00	1 Job	1,400,000	25:00	25:00	17:05	2,342,662
Electrical	6/2020	3,500.00	1 Job	3,500	3:00	3:00	2:05	3,759
Front Doors	6/2035	800.00	86 Each	68,800	25:00	25:00	17:05	115,125
Garage Doors	6/2035	1,300.00	89 Each	115,700	25:00	25:00	17:05	193,604
Gatehouse Renovation	6/2030	25,000.00	1 Job	25,000	20:00	20:00	12:05	36,085
Plumbing Sewer	6/2020	30,000.00	1 Job	30,000	3:00	3:00	2:05	32,221
Plumbing Water Mains	6/2020	30,000.00	1 Job	30,000	3:00	3:00	2:05	32,221
Wood Siding	6/2022	2,000,000.00	1 Job	2,000,000	25:00	25:00	4:05	2,278,912
				\$ 3,683,000				\$ 5,047,801
Landscaping								
Irrigation Renovate and Rebuild	6/2019	\$ 100,000.00	1 Job	\$ 100,000	3:00	3:00	1:05	\$ 104,276
Landscape Hardscape	6/2020	10,000.00	1 Allow	10,000	3:00	3:00	2:05	10,740
Landscape Replacement	6/2020	2,000.00	1 Allow	2,000	3:00	3:00	2:05	2,148
Landscape Trees/Bushes	6/2020	10,000.00	1 Allow	10,000	3:00	3:00	2:05	10,740
				\$ 122,000				\$ 127,905
Lighting								
Building Lights/Luminaries	6/2028	\$ 350.00	350 Each	\$ 122,500	25:00	25:00	10:05	\$ 166,669
Street Pole Lights	6/2022	2,500.00	13 Each	32,500	35:00	35:00	4:05	37,032
				\$ 155,000				\$ 203,702
Painting								
Painting	1/2029	\$ 430,000.00	1 Job	\$ 430,000	11:00	11:00	11:00	\$ 595,220
				\$ 430,000				\$ 595,220
Paving								
Streets Crack Seal	6/2018	\$ 0.20	157,000 SF	\$ 31,400	3:00	3:00	0:05	\$ 31,789
Streets Overlay	6/2035	1.35	157,000 SF	211,950	25:00	25:00	17:05	354,662

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Signs				\$ 243,350				\$ 386,451
Entrance Front Sign	6/2023	\$ 10,000.00	1 Job	\$ 10,000	20:00	20:00	5:05	\$ 11,736
Entrance Rear Sign	6/2030	2,500.00	1 Job	2,500	20:00	20:00	12:05	3,608
				\$ 12,500				\$ 15,344
Sprinklers								
Fire Sprinklers-Compressors-Tanks	6/2019	\$ 10,000.00	1 Job	\$ 10,000	3:00	3:00	1:05	\$ 10,427
				\$ 10,000				\$ 10,427
				\$ 4,655,850				\$ 6,386,854

Pinnacle Homeowners Association

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2018

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Pinnacle Homeowners Association
January 1, 2018

Pinnacle Homeowners Association
Supplementary Schedules
Reserve Management Plan
Table of Contents

Cover	1
Table of Contents	2
Preparer's Report on Supplemental Information	3
Percent Funded - Annual - Ending Balance	4
Expenditures-By Year	5
Component List - Full Detail	12



Facilities Advisors International, LLC

P.O. Box 5150
Ventura, CA 93005

(877) 304-6700 or (805) 658-8007

Fax (805) 715-0586

www.reservestudyusa.com

info@reservestudyusa.com

Offices Nationwide

Tempe, Arizona
Ventura, California
Miami, Florida
Kona, Hawaii
Berlin, Massachusetts
Las Vegas, Nevada
Las Cruces, New Mexico
Dallas, Texas
Salt Lake City, Utah

**Preparer's Report on Supplemental Information
Reserve Management Plan**

**Type I Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2018**

Board of Directors
Pinnacle Homeowners Association
Park City, Utah

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Pinnacle Homeowners Association's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain
Robbie Pepper, CMCA, CCIM, GRI
March 7, 2018

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/18 - 12/18	\$ 1,449,022	\$ 170,011	0.00%	\$ 15,310	\$ 31,789	\$ 1,602,553	46.12%	\$ 3,474,336
1/19 - 12/19	1,602,553	220,714	29.82	16,847	114,704	1,725,412	44.96	3,837,185
1/20 - 12/20	1,725,412	219,080	-0.74	18,145	91,831	1,870,807	44.07	4,244,847
1/21 - 12/21	1,870,807	200,922	-8.29	19,693	34,736	2,056,686	43.40	4,738,502
1/22 - 12/22	2,056,686	1,415,210	604.36	20,132	2,441,285	1,050,743	41.59	2,526,253
1/23 - 12/23	1,050,743	262,282	-81.47	11,520	112,082	1,212,465	40.42	2,999,295
1/24 - 12/24	1,212,465	237,595	-9.41	13,253	37,957	1,425,355	39.75	3,585,748
1/25 - 12/25	1,425,355	300,214	26.36	15,396	136,962	1,604,004	39.16	4,095,887
1/26 - 12/26	1,604,004	300,463	0.08	17,277	109,651	1,812,094	38.81	4,668,339
1/27 - 12/27	1,812,094	287,719	-4.24	19,476	54,687	2,064,603	38.71	5,333,166
1/28 - 12/28	2,064,603	434,164	50.90	21,929	316,332	2,204,365	38.63	5,705,280
1/29 - 12/29	2,204,365	650,078	49.73	20,673	715,039	2,160,077	39.10	5,524,214
1/30 - 12/30	2,160,077	670,602	3.16	26,263	85,017	2,771,926	44.49	6,230,201
1/31 - 12/31	2,771,926	696,418	3.85	32,146	163,540	3,336,950	48.33	6,904,017
1/32 - 12/32	3,336,950	723,495	3.89	38,169	130,929	3,967,686	51.83	7,654,364
1/33 - 12/33	3,967,686	751,904	3.93	45,124	49,526	4,715,188	55.22	8,538,383
1/34 - 12/34	4,715,188	781,715	3.96	52,117	178,705	5,370,316	57.58	9,326,594
1/35 - 12/35	5,370,316	813,010	4.00	42,764	3,149,123	3,076,968	60.18	5,112,388
1/36 - 12/36	3,076,968	439,899	-45.89	32,823	54,118	3,495,572	57.93	6,033,805
1/37 - 12/37	3,495,572	466,293	6.00	36,298	213,028	3,785,135	55.44	6,826,510
1/38 - 12/38	3,785,135	494,270	6.00	39,655	156,336	4,162,725	53.80	7,736,150
1/39 - 12/39	4,162,725	523,927	6.00	44,124	59,137	4,671,639	53.04	8,807,499
1/40 - 12/40	4,671,639	555,362	6.00	40,626	1,037,307	4,230,321	49.23	8,591,938
1/41 - 12/41	4,230,321	588,684	6.00	44,522	170,832	4,692,695	48.78	9,619,900
1/42 - 12/42	4,692,695	624,005	6.00	49,921	64,620	5,302,001	48.97	10,825,583
1/43 - 12/43	5,302,001	661,446	6.00	55,199	254,366	5,764,280	48.55	11,870,774
1/44 - 12/44	5,764,280	701,132	6.00	60,410	186,673	6,339,149	48.50	13,068,519
1/45 - 12/45	6,339,149	743,200	6.00	67,026	70,612	7,078,764	48.94	14,462,700
1/46 - 12/46	7,078,764	787,792	6.00	73,680	254,790	7,685,446	48.86	15,726,368
1/47 - 12/47	7,685,446	835,060	6.00	54,252	4,999,378	3,575,380	72.53	4,829,355

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2018						
Paving						
06/01/2018	Streets Crack Seal	910-000-0004	06/01/2015	3:00	\$ 31,400.00	\$ 31,789.12
					\$ 31,400.00	\$ 31,789.12
Year : 2019						
Landscaping						
06/01/2019	Irrigation Renovate and Rebuild	910-000-0007	06/01/2016	3:00	\$ 100,000.00	\$ 104,276.41
					\$ 100,000.00	\$ 104,276.41
Sprinklers						
06/01/2019	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2016	3:00	\$ 10,000.00	\$ 10,427.64
					\$ 10,000.00	\$ 10,427.64
Year : 2020						
Building						
06/01/2020	Electrical	910-000-0020	06/01/2017	3:00	\$ 3,500.00	\$ 3,759.16
06/01/2020	Plumbing Sewer	910-000-0019	06/01/2017	3:00	30,000.00	32,221.41
06/01/2020	Plumbing Water Mains	910-000-0018	06/01/2017	3:00	30,000.00	32,221.41
					\$ 63,500.00	\$ 68,201.98
Landscaping						
06/01/2020	Landscape Hardscape	910-000-0006	06/01/2017	3:00	\$ 10,000.00	\$ 10,740.47
06/01/2020	Landscape Replacement	910-000-0012	06/01/2017	3:00	2,000.00	2,148.09
06/01/2020	Landscape Trees/Bushes	910-000-0005	06/01/2017	3:00	10,000.00	10,740.47
					\$ 22,000.00	\$ 23,629.03
Year : 2021						
Paving						
06/01/2021	Streets Crack Seal	910-000-0004	06/01/2018	3:00	\$ 31,400.00	\$ 34,736.83
					\$ 31,400.00	\$ 34,736.83
Year : 2022						
Building						
06/01/2022	Wood Siding	910-000-0013	06/01/1997	25:00	\$ 2,000,000.00	\$ 2,278,912.96
					\$ 2,000,000.00	\$ 2,278,912.96
Landscaping						
06/01/2022	Irrigation Renovate and Rebuild	910-000-0007	06/01/2019	3:00	\$ 100,000.00	\$ 113,945.65
					\$ 100,000.00	\$ 113,945.65
Lighting						
06/01/2022	Street Pole Lights	910-000-0011	06/01/1987	35:00	\$ 32,500.00	\$ 37,032.34
					\$ 32,500.00	\$ 37,032.34
Sprinklers						
06/01/2022	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2019	3:00	\$ 10,000.00	\$ 11,394.56
					\$ 10,000.00	\$ 11,394.56

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2023						
Building						
06/01/2023	Electrical	910-000-0020	06/01/2020	3:00	\$ 3,500.00	\$ 4,107.74
06/01/2023	Plumbing Sewer	910-000-0019	06/01/2020	3:00	30,000.00	35,209.21
06/01/2023	Plumbing Water Mains	910-000-0018	06/01/2020	3:00	30,000.00	35,209.21
					\$ 63,500.00	\$ 74,526.16
Landscaping						
06/01/2023	Landscape Hardscape	910-000-0006	06/01/2020	3:00	\$ 10,000.00	\$ 11,736.40
06/01/2023	Landscape Replacement	910-000-0012	06/01/2020	3:00	2,000.00	2,347.28
06/01/2023	Landscape Trees/Bushes	910-000-0005	06/01/2020	3:00	10,000.00	11,736.40
					\$ 22,000.00	\$ 25,820.08
Signs						
06/01/2023	Entrance Front Sign	910-000-0001	06/01/2003	20:00	\$ 10,000.00	\$ 11,736.40
					\$ 10,000.00	\$ 11,736.40
Year : 2024						
Paving						
06/01/2024	Streets Crack Seal	910-000-0004	06/01/2021	3:00	\$ 31,400.00	\$ 37,957.87
					\$ 31,400.00	\$ 37,957.87
Year : 2025						
Landscaping						
06/01/2025	Irrigation Renovate and Rebuild	910-000-0007	06/01/2022	3:00	\$ 100,000.00	\$ 124,511.49
					\$ 100,000.00	\$ 124,511.49
Sprinklers						
06/01/2025	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2022	3:00	\$ 10,000.00	\$ 12,451.15
					\$ 10,000.00	\$ 12,451.15
Year : 2026						
Building						
06/01/2026	Electrical	910-000-0020	06/01/2023	3:00	\$ 3,500.00	\$ 4,488.64
06/01/2026	Plumbing Sewer	910-000-0019	06/01/2023	3:00	30,000.00	38,474.05
06/01/2026	Plumbing Water Mains	910-000-0018	06/01/2023	3:00	30,000.00	38,474.05
					\$ 63,500.00	\$ 81,436.74
Landscaping						
06/01/2026	Landscape Hardscape	910-000-0006	06/01/2023	3:00	\$ 10,000.00	\$ 12,824.68
06/01/2026	Landscape Replacement	910-000-0012	06/01/2023	3:00	2,000.00	2,564.94
06/01/2026	Landscape Trees/Bushes	910-000-0005	06/01/2023	3:00	10,000.00	12,824.68
					\$ 22,000.00	\$ 28,214.30
Year : 2027						
Building						
06/01/2027	Chimney Caps	910-000-0021	06/01/2017	10:00	\$ 10,000.00	\$ 13,209.42

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					\$ 10,000.00	\$ 13,209.42
Paving						
06/01/2027	Streets Crack Seal	910-000-0004	06/01/2024	3:00	\$ 31,400.00	\$ 41,477.59
					\$ 31,400.00	\$ 41,477.59
Year : 2028						
Landscaping						
06/01/2028	Irrigation Renovate and Rebuild	910-000-0007	06/01/2025	3:00	\$ 100,000.00	\$ 136,057.06
					\$ 100,000.00	\$ 136,057.06
Lighting						
06/01/2028	Building Lights/Luminaries	910-000-0023	06/01/2003	25:00	\$ 122,500.00	\$ 166,669.90
					\$ 122,500.00	\$ 166,669.90
Sprinklers						
06/01/2028	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2025	3:00	\$ 10,000.00	\$ 13,605.71
					\$ 10,000.00	\$ 13,605.71
Year : 2029						
Building						
06/01/2029	Electrical	910-000-0020	06/01/2026	3:00	\$ 3,500.00	\$ 4,904.86
06/01/2029	Plumbing Sewer	910-000-0019	06/01/2026	3:00	30,000.00	42,041.63
06/01/2029	Plumbing Water Mains	910-000-0018	06/01/2026	3:00	30,000.00	42,041.63
					\$ 63,500.00	\$ 88,988.12
Landscaping						
06/01/2029	Landscape Hardscape	910-000-0006	06/01/2026	3:00	\$ 10,000.00	\$ 14,013.88
06/01/2029	Landscape Replacement	910-000-0012	06/01/2026	3:00	2,000.00	2,802.78
06/01/2029	Landscape Trees/Bushes	910-000-0005	06/01/2026	3:00	10,000.00	14,013.88
					\$ 22,000.00	\$ 30,830.54
Painting						
01/01/2029	Painting	910-000-0010	01/01/2018	11:00	\$ 430,000.00	\$ 595,220.56
					\$ 430,000.00	\$ 595,220.56
Year : 2030						
Building						
06/01/2030	Gatehouse Renovation	910-000-0008	06/01/2010	20:00	\$ 25,000.00	\$ 36,085.73
					\$ 25,000.00	\$ 36,085.73
Paving						
06/01/2030	Streets Crack Seal	910-000-0004	06/01/2027	3:00	\$ 31,400.00	\$ 45,323.68
					\$ 31,400.00	\$ 45,323.68
Signs						
06/01/2030	Entrance Rear Sign	910-000-0002	06/01/2010	20:00	\$ 2,500.00	\$ 3,608.57
					\$ 2,500.00	\$ 3,608.57

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2031						
Landscaping						
06/01/2031	Irrigation Renovate and Rebuild	910-000-0007	06/01/2028	3:00	\$ 100,000.00	\$ 148,673.23
					<u>\$ 100,000.00</u>	<u>\$ 148,673.23</u>
Sprinklers						
06/01/2031	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2028	3:00	\$ 10,000.00	\$ 14,867.32
					<u>\$ 10,000.00</u>	<u>\$ 14,867.32</u>
Year : 2032						
Building						
06/01/2032	Electrical	910-000-0020	06/01/2029	3:00	\$ 3,500.00	\$ 5,359.67
06/01/2032	Plumbing Sewer	910-000-0019	06/01/2029	3:00	30,000.00	45,940.03
06/01/2032	Plumbing Water Mains	910-000-0018	06/01/2029	3:00	30,000.00	45,940.03
					<u>\$ 63,500.00</u>	<u>\$ 97,239.73</u>
Landscaping						
06/01/2032	Landscape Hardscape	910-000-0006	06/01/2029	3:00	\$ 10,000.00	\$ 15,313.34
06/01/2032	Landscape Replacement	910-000-0012	06/01/2029	3:00	2,000.00	3,062.67
06/01/2032	Landscape Trees/Bushes	910-000-0005	06/01/2029	3:00	10,000.00	15,313.34
					<u>\$ 22,000.00</u>	<u>\$ 33,689.35</u>
Year : 2033						
Paving						
06/01/2033	Streets Crack Seal	910-000-0004	06/01/2030	3:00	\$ 31,400.00	\$ 49,526.41
					<u>\$ 31,400.00</u>	<u>\$ 49,526.41</u>
Year : 2034						
Landscaping						
06/01/2034	Irrigation Renovate and Rebuild	910-000-0007	06/01/2031	3:00	\$ 100,000.00	\$ 162,459.25
					<u>\$ 100,000.00</u>	<u>\$ 162,459.25</u>
Sprinklers						
06/01/2034	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2031	3:00	\$ 10,000.00	\$ 16,245.92
					<u>\$ 10,000.00</u>	<u>\$ 16,245.92</u>
Year : 2035						
Building						
06/01/2035	Decks and Railings	910-000-0014	06/01/2010	25:00	\$ 1,400,000.00	\$ 2,342,662.36
06/01/2035	Electrical	910-000-0020	06/01/2032	3:00	3,500.00	5,856.66
06/01/2035	Front Doors	910-000-0017	06/01/2010	25:00	68,800.00	115,125.12
06/01/2035	Garage Doors	910-000-0016	06/01/2010	25:00	115,700.00	193,604.31
06/01/2035	Plumbing Sewer	910-000-0019	06/01/2032	3:00	30,000.00	50,199.91
06/01/2035	Plumbing Water Mains	910-000-0018	06/01/2032	3:00	30,000.00	50,199.91
					<u>\$ 1,648,000.00</u>	<u>\$ 2,757,648.27</u>

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Landscaping						
06/01/2035	Landscape Hardscape	910-000-0006	06/01/2032	3:00	\$ 10,000.00	\$ 16,733.30
06/01/2035	Landscape Replacement	910-000-0012	06/01/2032	3:00	2,000.00	3,346.66
06/01/2035	Landscape Trees/Bushes	910-000-0005	06/01/2032	3:00	10,000.00	16,733.30
					\$ 22,000.00	\$ 36,813.26
Paving						
06/01/2035	Streets Overlay	910-000-0003	06/01/2010	25:00	\$ 211,950.00	\$ 354,662.35
					\$ 211,950.00	\$ 354,662.35
Year : 2036						
Paving						
06/01/2036	Streets Crack Seal	910-000-0004	06/01/2033	3:00	\$ 31,400.00	\$ 54,118.85
					\$ 31,400.00	\$ 54,118.85
Year : 2037						
Building						
06/01/2037	Chimney Caps	910-000-0021	06/01/2027	10:00	\$ 10,000.00	\$ 17,752.36
					\$ 10,000.00	\$ 17,752.36
Landscaping						
06/01/2037	Irrigation Renovate and Rebuild	910-000-0007	06/01/2034	3:00	\$ 100,000.00	\$ 177,523.61
					\$ 100,000.00	\$ 177,523.61
Sprinklers						
06/01/2037	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2034	3:00	\$ 10,000.00	\$ 17,752.36
					\$ 10,000.00	\$ 17,752.36
Year : 2038						
Building						
06/01/2038	Electrical	910-000-0020	06/01/2035	3:00	\$ 3,500.00	\$ 6,399.73
06/01/2038	Plumbing Sewer	910-000-0019	06/01/2035	3:00	30,000.00	54,854.79
06/01/2038	Plumbing Water Mains	910-000-0018	06/01/2035	3:00	30,000.00	54,854.79
					\$ 63,500.00	\$ 116,109.31
Landscaping						
06/01/2038	Landscape Hardscape	910-000-0006	06/01/2035	3:00	\$ 10,000.00	\$ 18,284.93
06/01/2038	Landscape Replacement	910-000-0012	06/01/2035	3:00	2,000.00	3,656.99
06/01/2038	Landscape Trees/Bushes	910-000-0005	06/01/2035	3:00	10,000.00	18,284.93
					\$ 22,000.00	\$ 40,226.85
Year : 2039						
Paving						
06/01/2039	Streets Crack Seal	910-000-0004	06/01/2036	3:00	\$ 31,400.00	\$ 59,137.13
					\$ 31,400.00	\$ 59,137.13

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2040						
Landscaping						
06/01/2040	Irrigation Renovate and Rebuild	910-000-0007	06/01/2037	3:00	\$ 100,000.00	\$ 193,984.84
					<u>\$ 100,000.00</u>	<u>\$ 193,984.84</u>
Painting						
01/01/2040	Painting	910-000-0010	01/01/2029	11:00	\$ 430,000.00	\$ 823,924.47
					<u>\$ 430,000.00</u>	<u>\$ 823,924.47</u>
Sprinklers						
06/01/2040	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2037	3:00	\$ 10,000.00	\$ 19,398.48
					<u>\$ 10,000.00</u>	<u>\$ 19,398.48</u>
Year : 2041						
Building						
06/01/2041	Electrical	910-000-0020	06/01/2038	3:00	\$ 3,500.00	\$ 6,993.15
06/01/2041	Plumbing Sewer	910-000-0019	06/01/2038	3:00	30,000.00	59,941.32
06/01/2041	Plumbing Water Mains	910-000-0018	06/01/2038	3:00	30,000.00	59,941.32
					<u>\$ 63,500.00</u>	<u>\$ 126,875.79</u>
Landscaping						
06/01/2041	Landscape Hardscape	910-000-0006	06/01/2038	3:00	\$ 10,000.00	\$ 19,980.44
06/01/2041	Landscape Replacement	910-000-0012	06/01/2038	3:00	2,000.00	3,996.09
06/01/2041	Landscape Trees/Bushes	910-000-0005	06/01/2038	3:00	10,000.00	19,980.44
					<u>\$ 22,000.00</u>	<u>\$ 43,956.97</u>
Year : 2042						
Paving						
06/01/2042	Streets Crack Seal	910-000-0004	06/01/2039	3:00	\$ 31,400.00	\$ 64,620.73
					<u>\$ 31,400.00</u>	<u>\$ 64,620.73</u>
Year : 2043						
Landscaping						
06/01/2043	Irrigation Renovate and Rebuild	910-000-0007	06/01/2040	3:00	\$ 100,000.00	\$ 211,972.47
					<u>\$ 100,000.00</u>	<u>\$ 211,972.47</u>
Signs						
06/01/2043	Entrance Front Sign	910-000-0001	06/01/2023	20:00	\$ 10,000.00	\$ 21,197.25
					<u>\$ 10,000.00</u>	<u>\$ 21,197.25</u>
Sprinklers						
06/01/2043	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2040	3:00	\$ 10,000.00	\$ 21,197.25
					<u>\$ 10,000.00</u>	<u>\$ 21,197.25</u>
Year : 2044						
Building						
06/01/2044	Electrical	910-000-0020	06/01/2041	3:00	\$ 3,500.00	\$ 7,641.61
06/01/2044	Plumbing Sewer	910-000-0019	06/01/2041	3:00	30,000.00	65,499.49

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
06/01/2044	Plumbing Water Mains	910-000-0018	06/01/2041	3:00	\$ 30,000.00	\$ 65,499.49
					\$ 63,500.00	\$ 138,640.59
Landscaping						
06/01/2044	Landscape Hardscape	910-000-0006	06/01/2041	3:00	\$ 10,000.00	\$ 21,833.16
06/01/2044	Landscape Replacement	910-000-0012	06/01/2041	3:00	2,000.00	4,366.63
06/01/2044	Landscape Trees/Bushes	910-000-0005	06/01/2041	3:00	10,000.00	21,833.16
					\$ 22,000.00	\$ 48,032.95
Year : 2045						
Paving						
06/01/2045	Streets Crack Seal	910-000-0004	06/01/2042	3:00	\$ 31,400.00	\$ 70,612.82
					\$ 31,400.00	\$ 70,612.82
Year : 2046						
Landscaping						
06/01/2046	Irrigation Renovate and Rebuild	910-000-0007	06/01/2043	3:00	\$ 100,000.00	\$ 231,628.04
					\$ 100,000.00	\$ 231,628.04
Sprinklers						
06/01/2046	Fire Sprinklers-Compressors-Tanks	910-000-0022	06/01/2043	3:00	\$ 10,000.00	\$ 23,162.80
					\$ 10,000.00	\$ 23,162.80
Year : 2047						
Building						
06/01/2047	Chimney Caps	910-000-0021	06/01/2037	10:00	\$ 10,000.00	\$ 23,857.69
06/01/2047	Electrical	910-000-0020	06/01/2044	3:00	3,500.00	8,350.19
06/01/2047	Plumbing Sewer	910-000-0019	06/01/2044	3:00	30,000.00	71,573.06
06/01/2047	Plumbing Water Mains	910-000-0018	06/01/2044	3:00	30,000.00	71,573.06
06/01/2047	Wood Siding	910-000-0013	06/01/2022	25:00	2,000,000.00	4,771,537.66
					\$ 2,073,500.00	\$ 4,946,891.66
Landscaping						
06/01/2047	Landscape Hardscape	910-000-0006	06/01/2044	3:00	\$ 10,000.00	\$ 23,857.69
06/01/2047	Landscape Replacement	910-000-0012	06/01/2044	3:00	2,000.00	4,771.54
06/01/2047	Landscape Trees/Bushes	910-000-0005	06/01/2044	3:00	10,000.00	23,857.69
					\$ 22,000.00	\$ 52,486.92

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Chimney Caps

Item Number	21	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Building	Basis Cost	\$ 10,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	06/01/2017	06/01/2027	9:05	10:00	1	10,000.00	13,209.42
								\$ 10,000.00	\$ 13,209.42

Comments

Repair or replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

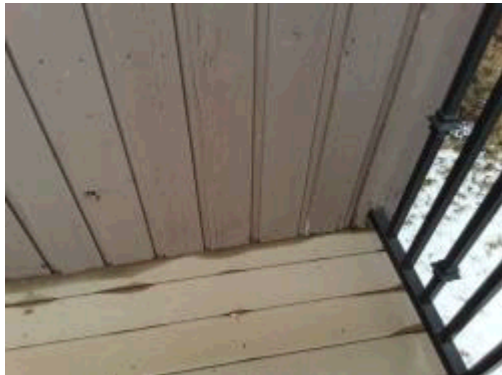
Decks and Railings

Item Number	14	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Building	Basis Cost	\$ 1,400,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	06/01/2010	06/01/2035	17:05	25:00	1	1,400,000.00	2,342,662.36
								\$ 1,400,000.00	\$ 2,342,662.36

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Electrical

Item Number	20	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Building	Basis Cost	\$ 3,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	06/01/2017	06/01/2020	2:05	3:00	1	3,500.00	3,759.16
								\$ 3,500.00	\$ 3,759.16

Comments

Allowance for repair



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

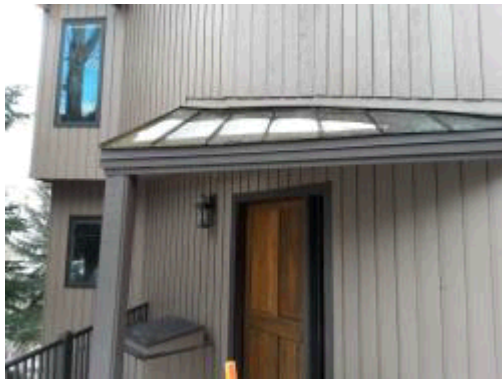
Front Doors

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Building	Basis Cost	\$ 800.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Average	06/01/2010	06/01/2035	17:05	25:00	86	68,800.00	115,125.12
								\$ 68,800.00	\$ 115,125.12

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Doors

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Building	Basis Cost	\$ 1,300.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Average	06/01/2010	06/01/2035	17:05	25:00	89	115,700.00	193,604.31
								\$ 115,700.00	\$ 193,604.31

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gatehouse Renovation

Item Number	8	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building	Basis Cost	\$ 25,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Good	06/01/2010	06/01/2030	12:05	20:00	1	25,000.00	36,085.73
								\$ 25,000.00	\$ 36,085.73

Comments

Good condition



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Plumbing Sewer

Item Number	19	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Building	Basis Cost	\$ 30,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	06/01/2017	06/01/2020	2:05	3:00	1	30,000.00	32,221.41
								\$ 30,000.00	\$ 32,221.41

Comments

Allowance for repair



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Plumbing Water Mains

Item Number	18	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Building	Basis Cost	\$ 30,000.00
Tracking Method	Logistical Fixed	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	06/01/2017	06/01/2020	2:05	3:00	1	30,000.00	32,221.41
								\$ 30,000.00	\$ 32,221.41

Comments

Allowance for repair

Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

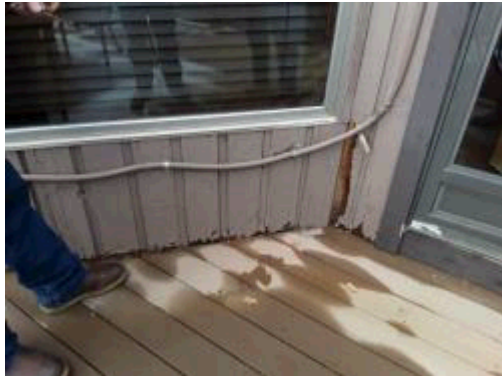
Wood Siding

Item Number	13	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Building	Basis Cost	\$ 2,000,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Average	06/01/1997	06/01/2022	4:05	25:00	1	2,000,000.00	2,278,912.96
								\$ 2,000,000.00	\$ 2,278,912.96

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Renovate and Rebuild

Item Number	7	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscaping	Basis Cost	\$ 100,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/2016	06/01/2019	1:05	3:00	1	100,000.00	104,276.41
								\$ 100,000.00	\$ 104,276.41

Comments

Renovate and Rebuild



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Hardscape

Item Number	6	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscaping	Basis Cost	\$ 10,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/2017	06/01/2020	2:05	3:00	1	10,000.00	10,740.47
								\$ 10,000.00	\$ 10,740.47

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

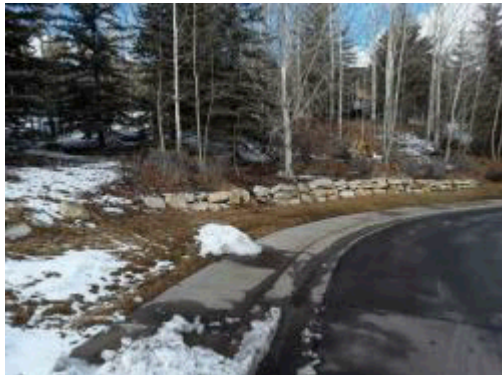
Landscape Replacement

Item Number	12	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscaping	Basis Cost	\$ 2,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/2017	06/01/2020	2:05	3:00	1	2,000.00	2,148.09
								\$ 2,000.00	\$ 2,148.09

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Trees/Bushes

Item Number	5	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscaping	Basis Cost	\$ 10,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/2017	06/01/2020	2:05	3:00	1	10,000.00	10,740.47
								\$ 10,000.00	\$ 10,740.47

Comments

Replace as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

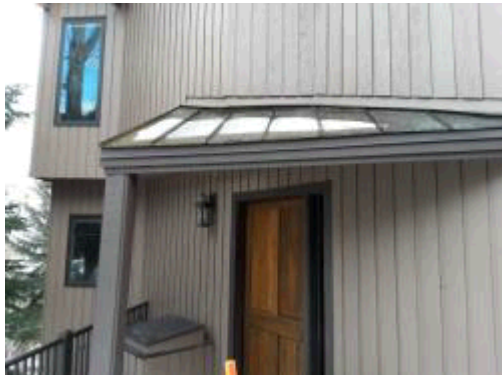
Building Lights/Luminaries

Item Number	23	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Lighting	Basis Cost	\$ 350.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	06/01/2003	06/01/2028	10:05	25:00	350	122,500.00	166,669.90
								\$ 122,500.00	\$ 166,669.90

Comments

Replace or repair as necessary



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

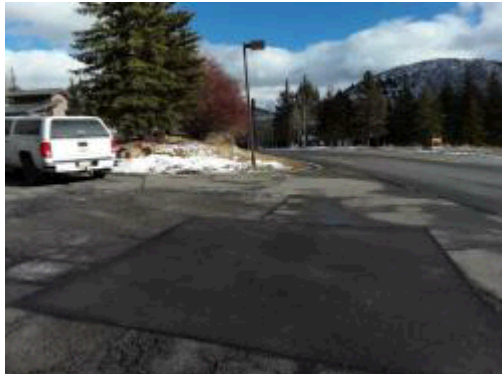
Street Pole Lights

Item Number	11	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Lighting	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/1987	06/01/2022	4:05	35:00	13	32,500.00	37,032.34
								\$ 32,500.00	\$ 37,032.34

Comments

Average condition



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Painting

Item Number	10	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	11 Years
Category	Painting	Basis Cost	\$ 430,000.00
Tracking Method	Logistical Fixed	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Good	01/01/2018	01/01/2029	11:00	11:00	1	430,000.00	595,220.56
								\$ 430,000.00	\$ 595,220.56

Comments

Average condition



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Streets Crack Seal

Item Number	4	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	3 Years
Category	Paving	Basis Cost	\$ 0.20
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/2015	06/01/2018	0:05	3:00	157,000	31,400.00	31,789.12
								\$ 31,400.00	\$ 31,789.12

Comments

Average



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Streets Overlay

Item Number	3	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	25 Years
Category	Paving	Basis Cost	\$ 1.35
Tracking Method	Logistical	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	06/01/2010	06/01/2035	17:05	25:00	157,000	211,950.00	354,662.35
								\$ 211,950.00	\$ 354,662.35

Comments

Average



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Entrance Front Sign

Item Number	1	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Signs	Basis Cost	\$ 10,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Average	06/01/2003	06/01/2023	5:05	20:00	1	10,000.00	11,736.40
								\$ 10,000.00	\$ 11,736.40

Comments

Average



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

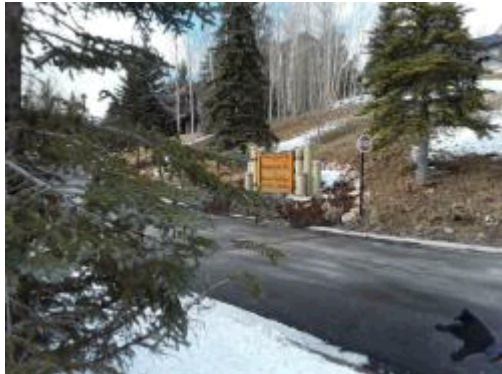
Entrance Rear Sign

Item Number	2	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Signs	Basis Cost	\$ 2,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Good	06/01/2010	06/01/2030	12:05	20:00	1	2,500.00	3,608.57
								\$ 2,500.00	\$ 3,608.57

Comments

Average



Pinnacle Homeowners Association

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Sprinklers-Compressors-Tanks

Item Number	22	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Sprinklers	Basis Cost	\$ 10,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	06/01/2016	06/01/2019	1:05	3:00	1	10,000.00	10,427.64
								\$ 10,000.00	\$ 10,427.64

Comments

Allowance for Repair