

Pinnacle Homeowners Association L2 Update

Reserve Management Plan

Type 2

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Pinnacle Homeowners Association L2 Update
Reserve Management Plan

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Preparer's Report on Reserve Study Reserve Management Plan

Type 2 Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2025

Board of Directors
Pinnacle Homeowners Association L2 Update
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 L2 Update 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 2 reserve study engagement is based on an on-site analysis. The on-site analysis of Pinnacle Homeowners Association L2 Update upon which this reserve management plan is based was performed by Robbie Pepper, RS, RSS, CMCA, CCIM, of Facilities Advisors International LLC on September 1, 2024.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Pinnacle Homeowners Association L2 Update. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Pinnacle Homeowners Association L2 Update 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 L2 Update, 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 L2 Update, 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 L2 Update'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 L2 Update'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, RS, RSS, CMCA, CCIM, CMM
November 19, 2024

Pinnacle Homeowners Association L2 Update
January 1, 2025

Statement of Position

Projection period: January 1, 2025 to 2047
Type of Project: Condominiums
Number of Units: 86
Location: Park City, Utah
Project Construction date: July 1, 1984

Description of Project: Pinnacle Homeowners Association L2 Update is an 86 - lot planned development located in Park City, Utah. The project consists of 86 condominium units. The project was developed in July 1, 1984.

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

A special assessments of \$425,000 considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 2,621,700
Future Replacement Cost of All Components	\$ 2,951,398
Projected Balance of Reserve Funds at January 1, 2025	\$ 900,000
100% Funded Amount at January 1, 2025	\$ 1,883,450
Percent Funded at January 1, 2025	47.78 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 11,435
Projected Reserve Contribution	\$ 250,000
Average Annual Reserve Contribution Per Unit	\$ 2,907
Monthly Reserve Contribution First Year of Projection	\$ 20,833
Average Monthly Reserve Contribution Per Unit	\$ 242
Projected Special Assessment	\$ 425,000
Projected Inflation Rate	3.00 %
Projected Interest Rate	2.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Pinnacle Homeowners Association L2 Update

January 1, 2025

Disclosures

Site Analysis

Pinnacle Homeowners Association L2 Update is a Condominium 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 July 1, 1984.

The site analysis was performed on September 1, 2024 by Robbie Pepper, RS, RSS, CMCA, CCIM, CMM, of Facilities Advisors International LLC. The Pinnacle manager Bob Burnside was 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.

See Preparer's Report
See Summary of Significant Assumptions

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 2.00%. 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 47.78% as of January 1, 2025 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 900,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management. calculated as follows:

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 2.00% 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 L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building	0- 8	\$ 458,143
Concrete	2	130,667
Landscaping	0	15,186
Lighting	8- 9	29,587
Painting	4	483,969
Paving	1-14	1,768,038
Roofing	2	15,680
Signs	7	29,883
Sprinklers	0	20,248
		<u>\$ 2,951,401</u>

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	\$ 900,000.00	\$ 249,999.96	\$ 0.00	\$ 19,871.04	\$ 75,954.39	\$ 1,093,916.61
01/26 - 12/26	1,093,916.61	249,999.96	425,000.00	16,825.67	1,491,512.70	294,229.54
01/27 - 12/27	294,229.54	249,999.96	0.00	8,120.67	32,247.90	520,102.27
01/28 - 12/28	520,102.27	249,999.96	0.00	11,868.83	105,095.50	676,875.56
01/29 - 12/29	676,875.56	249,999.96	0.00	5,049.81	648,306.51	283,618.82
01/30 - 12/30	283,618.82	249,999.96	0.00	7,821.51	41,120.82	500,319.47
01/31 - 12/31	500,319.47	249,999.96	0.00	11,844.00	72,560.78	689,602.65
01/32 - 12/32	689,602.65	249,999.96	0.00	10,517.41	551,335.18	398,784.84
01/33 - 12/33	398,784.84	249,999.96	0.00	10,166.46	38,505.68	620,445.58
01/34 - 12/34	620,445.58	249,999.96	0.00	14,086.09	90,533.42	793,998.21
	900,000.00	2,499,999.60	425,000.00	116,171.49	3,147,172.88	793,998.21

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	\$ 793,998.21	\$ 249,999.96	\$ 0.00	\$ 15,687.96	\$ 264,256.37	\$ 795,429.76
01/36 - 12/36	795,429.76	249,999.96	0.00	18,112.37	42,041.63	1,021,500.46
01/37 - 12/37	1,021,500.46	249,999.96	0.00	22,214.41	86,641.36	1,207,073.47
01/38 - 12/38	1,207,073.47	249,999.96	0.00	21,433.71	557,997.08	920,510.06
01/39 - 12/39	920,510.06	249,999.96	0.00	20,620.02	45,977.79	1,145,152.25
01/40 - 12/40	1,145,152.25	249,999.96	0.00	11,817.13	748,789.71	658,179.63
01/41 - 12/41	658,179.63	249,999.96	0.00	13,383.05	224,558.74	697,003.90
01/42 - 12/42	697,003.90	249,999.96	0.00	14,550.58	201,026.61	760,527.83
01/43 - 12/43	760,527.83	249,999.96	0.00	16,581.00	120,689.61	906,419.18
01/44 - 12/44	906,419.18	249,999.96	0.00	18,342.94	226,697.65	948,064.43
	793,998.21	2,499,999.60	0.00	172,743.17	2,518,676.55	948,064.43

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	\$ 948,064.43	\$ 267,499.92	\$ 0.00	\$ 20,961.60	\$ 82,327.29	\$ 1,154,198.66
01/46 - 12/46	1,154,198.66	286,224.96	0.00	24,890.39	122,487.29	1,342,826.72
01/47 - 12/47	1,342,826.72	306,260.76	0.00	26,876.92	306,931.86	1,369,032.54
01/48 - 12/48	1,369,032.54	327,699.00	0.00	30,494.38	39,960.88	1,687,265.04
01/49 - 12/49	1,687,265.04	350,637.84	0.00	35,265.72	216,139.19	1,857,029.41
01/50 - 12/50	1,857,029.41	375,182.52	0.00	33,262.88	816,767.67	1,448,707.14
01/51 - 12/51	1,448,707.14	401,445.36	0.00	14,672.05	992,887.59	871,936.96
01/52 - 12/52	871,936.96	429,546.48	0.00	13,637.86	774,938.93	540,182.37
01/53 - 12/53	540,182.37	459,614.76	0.00	12,181.77	310,901.96	701,076.94
01/54 - 12/54	701,076.94	491,787.72	0.00	18,157.30	91,940.36	1,119,081.60
	948,064.43	3,695,899.32	0.00	230,400.87	3,755,283.02	1,119,081.60

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures-Matrix

Category / Subcategory	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building	40,521	14,599	10,767	82,970	34,212		48,384	354,297	12,856	39,628
Concrete		130,667								
Landscaping	15,186									
Lighting								24,964		4,623
Painting					483,969					
Paving		1,309,712			107,337			117,290		
Roofing		15,680				17,648				19,863
Signs								29,883		
Sprinklers	20,248	20,855	21,481	22,125	22,789	23,473	24,177	24,902	25,649	26,419
	75,954	1,491,513	32,248	105,096	648,307	41,121	72,561	551,335	38,506	90,533

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Building	88,471	14,014	57,773	14,867	15,351	47,318	39,030	108,849	86,219	17,752
Landscaping	20,409									
Lighting								33,549		6,213
Painting						669,926				
Paving	128,166			491,039			153,037			167,227
Roofing				22,356				25,162		
Sprinklers	27,211	28,028	28,869	29,735	30,627	31,545	32,492	33,467	34,471	35,505
	264,256	42,042	86,641	557,997	45,978	748,790	224,559	201,027	120,690	226,698

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

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Expenditures

Category / Subcategory	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Building	18,330	56,500	38,845		174,979	42,395	21,887	684,875	46,383	
Landscaping	27,427									
Lighting								45,087		8,350
Painting							927,334			
Paving			182,734			700,104			218,194	
Roofing		28,320				31,874				35,875
Signs			46,556							
Sprinklers	36,570	37,667	38,797	39,961	41,160	42,394	43,666	44,976	46,326	47,715
	82,327	122,487	306,932	39,961	216,139	816,768	992,888	774,939	310,902	91,940

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Building							
Alarm Panels-Sensors	7/2025	\$ 10,000.00	1 Allow	\$ 10,000	2:00	0:06	\$ 10,149
Chimney Caps-Shrouds-Chases	6/2029	10,000.00	1 Allow	10,000	7:00	4:05	11,395
Deck Railings	7/2032	20,000.00	1 Allow	20,000	10:00	7:06	24,964
Decks-Trex Repairs	6/2028	45,000.00	1 Allow	45,000	7:00	3:05	49,782
Electrical Wiring-Panels	6/2026	10,000.00	1 Allow	10,000	3:00	1:05	10,428
Front Doors	6/2032	1,200.00	86 Each	103,200	20:00	7:05	128,496
Garage Doors	6/2032	1,700.00	89 Each	151,300	20:00	7:05	188,386
Gatehouse Water Heater-Furnace	6/2026	4,000.00	1 Allow	4,000	15:00	1:05	4,171
Sewer-Domestic Water Lateral Lines	6/2025	30,000.00	1 Allow	30,000	3:00	0:05	30,372
				\$ 383,500			\$ 458,141
Concrete							
Concrete Gutters-Sidewalks	7/2026	\$ 125,000.00	1 Job	\$ 125,000	30:00	1:06	\$ 130,667
				\$ 125,000			\$ 130,667
Landscaping							
Tree Removal/ Major Trimming	6/2025	\$ 15,000.00	1 Allow	\$ 15,000	10:00	0:05	\$ 15,186
				\$ 15,000			\$ 15,186
Lighting							
Building Lights/Luminaries	6/2034	\$ 3,500.00	1 Allow	\$ 3,500	10:00	9:05	\$ 4,623
Street Pole Lights	7/2032	2,000.00	10 Each	20,000	10:00	7:06	24,964
				\$ 23,500			\$ 29,587
Painting							
Painting	1/2029	\$ 430,000.00	1 Job	\$ 430,000	11:00	4:00	\$ 483,969
				\$ 430,000			\$ 483,969
Paving							
Asphalt Crack Seal-Seal Coat	6/2029	\$ 0.60	157,000 SF	\$ 94,200	3:00	4:05	\$ 107,337
Asphalt Overlay-Remove/Replace	6/2026	8.00	157,000 SF	1,256,000	25:00	1:05	1,309,712
Asphalt Slurry Seal	7/2038	1.50	157,000 SF	235,500	12:00	13:06	350,989
				\$ 1,585,700			\$ 1,768,037
Roofing							
Roofing Ridge Cap Repair	7/2026	\$ 15,000.00	1 Allow	\$ 15,000	4:00	1:06	\$ 15,680
				\$ 15,000			\$ 15,680
Signs							
Entrance Signs	6/2032	\$ 8,000.00	3 Job	\$ 24,000	15:00	7:05	\$ 29,883
				\$ 24,000			\$ 29,883
Sprinklers							
Fire Sprinklers-Compressors-Tanks	6/2025	\$ 20,000.00	1 Allow	\$ 20,000	1:00	0:05	\$ 20,248
				\$ 20,000			\$ 20,248
				\$ 2,621,700			\$ 2,951,398

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Building	2:00 -20:00	0:05 - 7:06	\$ 458,143
Concrete	30:00	1:06	130,667
Landscaping	10:00	0:05	15,186
Lighting	10:00	7:06 - 9:05	29,587
Painting	11:00	4:00	483,969
Paving	3:00 -25:00	1:05 -13:06	1,768,038
Roofing	4:00	1:06	15,680
Signs	15:00	7:05	29,883
Sprinklers	1:00	0:05	20,248
			<u>2,951,398</u>

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building							
Alarm Panels-Sensors	07/01/2025	\$ 10,000.00	1 Allow	\$ 10,000	2:00	0:06	\$ 10,149
Chimney Caps-Shrouds-Chases	06/01/2029	10,000.00	1 Allow	10,000	7:00	4:05	11,395
Deck Railings	07/01/2032	20,000.00	1 Allow	20,000	10:00	7:06	24,964
Decks-Trex Repairs	06/01/2028	45,000.00	1 Allow	45,000	7:00	3:05	49,782
Electrical Wiring-Panels	06/01/2026	10,000.00	1 Allow	10,000	3:00	1:05	10,428
Front Doors	06/01/2032	1,200.00	86 Each	103,200	20:00	7:05	128,496
Garage Doors	06/01/2032	1,700.00	89 Each	151,300	20:00	7:05	188,386
Gatehouse Water Heater-Furnace	06/01/2026	4,000.00	1 Allow	4,000	15:00	1:05	4,171
Sewer-Domestic Water Lateral Lines	06/01/2025	30,000.00	1 Allow	30,000	3:00	0:05	30,372
				383,500			458,141
				383,500			458,141
Concrete							
Concrete Gutters-Sidewalks	07/01/2026	\$ 125,000.00	1 Job	\$ 125,000	30:00	1:06	\$ 130,667
				125,000			130,667
				125,000			130,667
Landscaping							
Tree Removal/ Major Trimming	06/01/2025	\$ 15,000.00	1 Allow	\$ 15,000	10:00	0:05	\$ 15,186
				15,000			15,186
				15,000			15,186
Lighting							
Building Lights/Luminaries	06/01/2034	\$ 3,500.00	1 Allow	\$ 3,500	10:00	9:05	\$ 4,623
Street Pole Lights	07/01/2032	2,000.00	10 Each	20,000	10:00	7:06	24,964
				23,500			29,587
				23,500			29,587
Painting							
Painting	01/01/2029	\$ 430,000.00	1 Job	\$ 430,000	11:00	4:00	\$ 483,969
				430,000			483,969
				430,000			483,969
Paving							
Asphalt Crack Seal-Seal Coat	06/01/2029	\$ 0.60	157,000 SF	\$ 94,200	5:00	4:05	\$ 107,337
Asphalt Overlay-Remove/Replace	06/01/2026	8.00	157,000 SF	1,256,000	25:00	1:05	1,309,712
Asphalt Slurry Seal	07/01/2038	1.50	157,000 SF	235,500	14:00	13:06	350,989
				1,585,700			1,768,037
				1,585,700			1,768,037
Roofing							
Roofing Ridge Cap Repair	07/01/2026	\$ 15,000.00	1 Allow	\$ 15,000	4:00	1:06	\$ 15,680
				15,000			15,680
				15,000			15,680

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Signs							
Entrance Signs	06/01/2032	\$ 8,000.00	3 Job	\$ 24,000	15:00	7:05	\$ 29,883
				24,000			29,883
				24,000			29,883
Sprinklers							
Fire Sprinklers-Compressors-Tanks	06/01/2025	\$ 20,000.00	1 Allow	\$ 20,000	1:00	0:05	\$ 20,248
				20,000			20,248
				20,000			20,248
				<u>2,621,700</u>			<u>2,951,398</u>

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures-List Totals

Category / Subcategory		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Building					
Alarm Panels-Sensors					
07/01/2025	910-000-0029	07/01/2023	2:00	\$ 10,000.00	\$ 10,148.89
07/01/2027	910-000-0029	07/01/2025	2:00	10,000.00	10,766.96
07/01/2029	910-000-0029	07/01/2027	2:00	10,000.00	11,422.67
07/01/2031	910-000-0029	07/01/2029	2:00	10,000.00	12,118.31
07/01/2033	910-000-0029	07/01/2031	2:00	10,000.00	12,856.31
07/01/2035	910-000-0029	07/01/2033	2:00	10,000.00	13,639.26
07/01/2037	910-000-0029	07/01/2035	2:00	10,000.00	14,469.89
07/01/2039	910-000-0029	07/01/2037	2:00	10,000.00	15,351.11
07/01/2041	910-000-0029	07/01/2039	2:00	10,000.00	16,285.99
07/01/2043	910-000-0029	07/01/2041	2:00	10,000.00	17,277.81
07/01/2045	910-000-0029	07/01/2043	2:00	10,000.00	18,330.03
07/01/2047	910-000-0029	07/01/2045	2:00	10,000.00	19,446.33
07/01/2049	910-000-0029	07/01/2047	2:00	10,000.00	20,630.61
07/01/2051	910-000-0029	07/01/2049	2:00	10,000.00	21,887.01
07/01/2053	910-000-0029	07/01/2051	2:00	10,000.00	23,219.93
				150,000.00	237,851.11
Chimney Caps-Shrouds-Chases					
06/01/2029	910-000-0021	06/01/2022	7:00	\$ 10,000.00	\$ 11,394.56
06/01/2036	910-000-0021	06/01/2029	7:00	10,000.00	14,013.88
06/01/2043	910-000-0021	06/01/2036	7:00	10,000.00	17,235.30
06/01/2050	910-000-0021	06/01/2043	7:00	10,000.00	21,197.25
				40,000.00	63,840.99
Deck Railings					
07/01/2032	910-000-0028	07/01/2022	10:00	\$ 20,000.00	\$ 24,963.71
07/01/2042	910-000-0028	07/01/2032	10:00	20,000.00	33,549.14
07/01/2052	910-000-0028	07/01/2042	10:00	20,000.00	45,087.24
				60,000.00	103,600.09
Decks-Trex Repairs					
06/01/2028	910-000-0014	06/01/2021	7:00	\$ 45,000.00	\$ 49,782.08
06/01/2035	910-000-0014	06/01/2028	7:00	45,000.00	61,225.68
06/01/2042	910-000-0014	06/01/2035	7:00	45,000.00	75,299.86
06/01/2049	910-000-0014	06/01/2042	7:00	45,000.00	92,609.33
				180,000.00	278,916.95
Electrical Wiring-Panels					
06/01/2026	910-000-0020	06/01/2023	3:00	\$ 10,000.00	\$ 10,427.64
06/01/2029	910-000-0020	06/01/2026	3:00	10,000.00	11,394.56
06/01/2032	910-000-0020	06/01/2029	3:00	10,000.00	12,451.15
06/01/2035	910-000-0020	06/01/2032	3:00	10,000.00	13,605.71
06/01/2038	910-000-0020	06/01/2035	3:00	10,000.00	14,867.32
06/01/2041	910-000-0020	06/01/2038	3:00	10,000.00	16,245.92
06/01/2044	910-000-0020	06/01/2041	3:00	10,000.00	17,752.36

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Electrical Wiring-Panels					
06/01/2047	910-000-0020	06/01/2044	3:00	\$ 10,000.00	\$ 19,398.48
06/01/2050	910-000-0020	06/01/2047	3:00	10,000.00	21,197.25
06/01/2053	910-000-0020	06/01/2050	3:00	10,000.00	23,162.80
				100,000.00	160,503.19
Front Doors					
06/01/2032	910-000-0017	06/01/2012	20:00	\$ 103,200.00	\$ 128,495.85
06/01/2052	910-000-0017	06/01/2032	20:00	103,200.00	232,077.80
				206,400.00	360,573.65
Garage Doors					
06/01/2032	910-000-0016	06/01/2012	20:00	\$ 151,300.00	\$ 188,385.88
06/01/2052	910-000-0016	06/01/2032	20:00	151,300.00	340,245.85
				302,600.00	528,631.73
Gatehouse Water Heater-Furnace					
06/01/2026	910-000-0008	06/01/2011	15:00	\$ 4,000.00	\$ 4,171.06
06/01/2041	910-000-0008	06/01/2026	15:00	4,000.00	6,498.37
				8,000.00	10,669.43
Sewer-Domestic Water Lateral Lines					
06/01/2025	910-000-0019	06/01/2022	3:00	\$ 30,000.00	\$ 30,371.77
06/01/2028	910-000-0019	06/01/2025	3:00	30,000.00	33,188.05
06/01/2031	910-000-0019	06/01/2028	3:00	30,000.00	36,265.48
06/01/2034	910-000-0019	06/01/2031	3:00	30,000.00	39,628.27
06/01/2037	910-000-0019	06/01/2034	3:00	30,000.00	43,302.88
06/01/2040	910-000-0019	06/01/2037	3:00	30,000.00	47,318.23
06/01/2043	910-000-0019	06/01/2040	3:00	30,000.00	51,705.90
06/01/2046	910-000-0019	06/01/2043	3:00	30,000.00	56,500.44
06/01/2049	910-000-0019	06/01/2046	3:00	30,000.00	61,739.55
06/01/2052	910-000-0019	06/01/2049	3:00	30,000.00	67,464.48
				300,000.00	467,485.05
Concrete					
Concrete Gutters-Sidewalks					
07/01/2026	910-000-0026		30:00	\$ 125,000.00	\$ 130,666.98
				125,000.00	130,666.98
Landscaping					
Tree Removal/ Major Trimming					
06/01/2025	910-000-0005	06/01/2015	10:00	\$ 15,000.00	\$ 15,185.88
06/01/2035	910-000-0005	06/01/2025	10:00	15,000.00	20,408.56
06/01/2045	910-000-0005	06/01/2035	10:00	15,000.00	27,427.40
				45,000.00	63,021.84
Lighting					
Building Lights/Luminaries					

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Building Lights/Luminaries					
06/01/2034	910-000-0023	06/01/2024	10:00	\$ 3,500.00	\$ 4,623.30
06/01/2044	910-000-0023	06/01/2034	10:00	3,500.00	6,213.33
06/01/2054	910-000-0023	06/01/2044	10:00	3,500.00	8,350.19
				10,500.00	19,186.82
Street Pole Lights					
07/01/2032	910-000-0027	07/01/2022	10:00	\$ 20,000.00	\$ 24,963.71
07/01/2042	910-000-0027	07/01/2032	10:00	20,000.00	33,549.14
07/01/2052	910-000-0027	07/01/2042	10:00	20,000.00	45,087.24
				60,000.00	103,600.09
Painting					
Painting					
01/01/2029	910-000-0010	01/01/2018	11:00	\$ 430,000.00	\$ 483,968.79
01/01/2040	910-000-0010	01/01/2029	11:00	430,000.00	669,925.99
01/01/2051	910-000-0010	01/01/2040	11:00	430,000.00	927,334.25
				1,290,000.00	2,081,229.03
Paving					
Asphalt Crack Seal-Seal Coat					
06/01/2029	910-000-0004	06/01/2024	5:00	\$ 94,200.00	\$ 107,336.80
06/01/2032	910-000-0004	06/01/2029	3:00	94,200.00	117,289.82
06/01/2035	910-000-0004	06/01/2032	3:00	94,200.00	128,165.75
06/01/2038	910-000-0004	06/01/2035	3:00	94,200.00	140,050.18
06/01/2041	910-000-0004	06/01/2038	3:00	94,200.00	153,036.61
06/01/2044	910-000-0004	06/01/2041	3:00	94,200.00	167,227.24
06/01/2047	910-000-0004	06/01/2044	3:00	94,200.00	182,733.72
06/01/2050	910-000-0004	06/01/2047	3:00	94,200.00	199,678.07
06/01/2053	910-000-0004	06/01/2050	3:00	94,200.00	218,193.62
				847,800.00	1,413,711.81
Asphalt Overlay-Remove/Replace					
06/01/2026	910-000-0003		25:00	\$ 1,256,000.00	\$ 1,309,711.70
				1,256,000.00	1,309,711.70
Asphalt Slurry Seal					
07/01/2038	910-000-0024	07/01/2024	14:00	\$ 235,500.00	\$ 350,988.95
07/01/2050	910-000-0024	07/01/2038	12:00	235,500.00	500,426.32
				471,000.00	851,415.27
Roofing					
Roofing Ridge Cap Repair					
07/01/2026	910-000-0025	07/01/2022	4:00	\$ 15,000.00	\$ 15,680.04
07/01/2030	910-000-0025	07/01/2026	4:00	15,000.00	17,648.02
07/01/2034	910-000-0025	07/01/2030	4:00	15,000.00	19,863.00
07/01/2038	910-000-0025	07/01/2034	4:00	15,000.00	22,355.98
07/01/2042	910-000-0025	07/01/2038	4:00	15,000.00	25,161.86

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory		Service	Estimated	Current Cost	Expenditure
Date	Code	Date	Life		
Roofing Ridge Cap Repair					
07/01/2046	910-000-0025	07/01/2042	4:00	\$ 15,000.00	\$ 28,319.89
07/01/2050	910-000-0025	07/01/2046	4:00	15,000.00	31,874.29
07/01/2054	910-000-0025	07/01/2050	4:00	15,000.00	35,874.79
				120,000.00	196,777.87
Signs					
Entrance Signs					
06/01/2032	910-000-0001	06/01/2017	15:00	\$ 24,000.00	\$ 29,882.76
06/01/2047	910-000-0001	06/01/2032	15:00	24,000.00	46,556.36
				48,000.00	76,439.12
Sprinklers					
Fire Sprinklers-Compressors-Tanks					
06/01/2025	910-000-0022	06/01/2024	1:00	\$ 20,000.00	\$ 20,247.85
06/01/2026	910-000-0022	06/01/2025	1:00	20,000.00	20,855.28
06/01/2027	910-000-0022	06/01/2026	1:00	20,000.00	21,480.94
06/01/2028	910-000-0022	06/01/2027	1:00	20,000.00	22,125.37
06/01/2029	910-000-0022	06/01/2028	1:00	20,000.00	22,789.13
06/01/2030	910-000-0022	06/01/2029	1:00	20,000.00	23,472.80
06/01/2031	910-000-0022	06/01/2030	1:00	20,000.00	24,176.99
06/01/2032	910-000-0022	06/01/2031	1:00	20,000.00	24,902.30
06/01/2033	910-000-0022	06/01/2032	1:00	20,000.00	25,649.37
06/01/2034	910-000-0022	06/01/2033	1:00	20,000.00	26,418.85
06/01/2035	910-000-0022	06/01/2034	1:00	20,000.00	27,211.41
06/01/2036	910-000-0022	06/01/2035	1:00	20,000.00	28,027.75
06/01/2037	910-000-0022	06/01/2036	1:00	20,000.00	28,868.59
06/01/2038	910-000-0022	06/01/2037	1:00	20,000.00	29,734.65
06/01/2039	910-000-0022	06/01/2038	1:00	20,000.00	30,626.68
06/01/2040	910-000-0022	06/01/2039	1:00	20,000.00	31,545.49
06/01/2041	910-000-0022	06/01/2040	1:00	20,000.00	32,491.85
06/01/2042	910-000-0022	06/01/2041	1:00	20,000.00	33,466.61
06/01/2043	910-000-0022	06/01/2042	1:00	20,000.00	34,470.60
06/01/2044	910-000-0022	06/01/2043	1:00	20,000.00	35,504.72
06/01/2045	910-000-0022	06/01/2044	1:00	20,000.00	36,569.86
06/01/2046	910-000-0022	06/01/2045	1:00	20,000.00	37,666.96
06/01/2047	910-000-0022	06/01/2046	1:00	20,000.00	38,796.97
06/01/2048	910-000-0022	06/01/2047	1:00	20,000.00	39,960.88
06/01/2049	910-000-0022	06/01/2048	1:00	20,000.00	41,159.70
06/01/2050	910-000-0022	06/01/2049	1:00	20,000.00	42,394.49
06/01/2051	910-000-0022	06/01/2050	1:00	20,000.00	43,666.33
06/01/2052	910-000-0022	06/01/2051	1:00	20,000.00	44,976.32
06/01/2053	910-000-0022	06/01/2052	1:00	20,000.00	46,325.61
06/01/2054	910-000-0022	06/01/2053	1:00	20,000.00	47,715.38
				600,000.00	963,299.73

Pinnacle Homeowners Association L2 Update

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure