

**Pinnacle HOA Pool/Clubhouse
5 Year Maintenance Plan**

Repair Items	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Clubhouse:					
Tile Floor (clubhouse, foyer, bathrooms)	\$15,000				
Sound System for Clubhouse	\$500				
Electronic Announcement Board	\$2,500				
Update Playground Area	\$10,000				
Roof Replacment			\$12,000		
Repave Parking Lot		\$30,000			
Replace HVAC system				\$6,500	
Possible expansion (storage, snack bar)				\$350,000	
Miscellaneous Repairs	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Total Clubhouse	\$29,000	\$31,000	\$13,000	\$357,500	\$1,000
Pool:					
	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Replacement Aluminum Fence	\$27,715				
Repair/Replace Deck Furniture	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Replace Chlorine System	\$4,500				
Solar Covers	\$1,200				
Reel for Solar Covers	\$1,800				
Install Drain for Pump Room Floor	\$1,600				
Routine Maintenance Pool Motors	\$1,200	\$1,200			\$1,200
Deck System for Surge Tank	\$2,500				
Replace Electrical Sockets	\$500				
New Valve for Baby Pool	\$800				
Temporary Storage for Pool	\$1,200				
Sail Shades for deck	\$8,000				
Replace Diving board platform/board		\$12,000			
RegROUT all tile around pool		\$6,000			
Resurface Concrete Pool Deck	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Resurface main pool					\$35,000
Replace main motor components			\$15,000		
Service sand filter and install new anode				\$1,500	
Miscellaneous Repairs	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Pool	\$56,015	\$24,200	\$20,000	\$6,500	\$46,200
Total Pool/Clubhouse Repairs	\$85,015	\$55,200	\$33,000	\$364,000	\$47,200