

**Stoney Brook HOA**  
 Denver, Colorado  
**RA Current Assessment Funding Model Summary**

|                       |                   |
|-----------------------|-------------------|
| Report Date           | January 01, 2007  |
| Account Number        | SBHOA             |
| Version               | 1.0 Demo          |
| Budget Year Beginning | January 01, 2009  |
| Budget Year Ending    | December 31, 2009 |
| <br>                  |                   |
| Total Units           | 282               |

| <i>Required Annual Contribution</i> |              |
|-------------------------------------|--------------|
| Inflation                           | 0.00%        |
| Interest Rate on Reserve Deposit    | 9.12%        |
| Tax Rate on Interest                | 30.00%       |
| Contingency                         | 0.00%        |
| <br>                                |              |
| 2009 Beginning Balance              | \$349,528.00 |

***Current Assessment Funding Model Summary of Calculations***

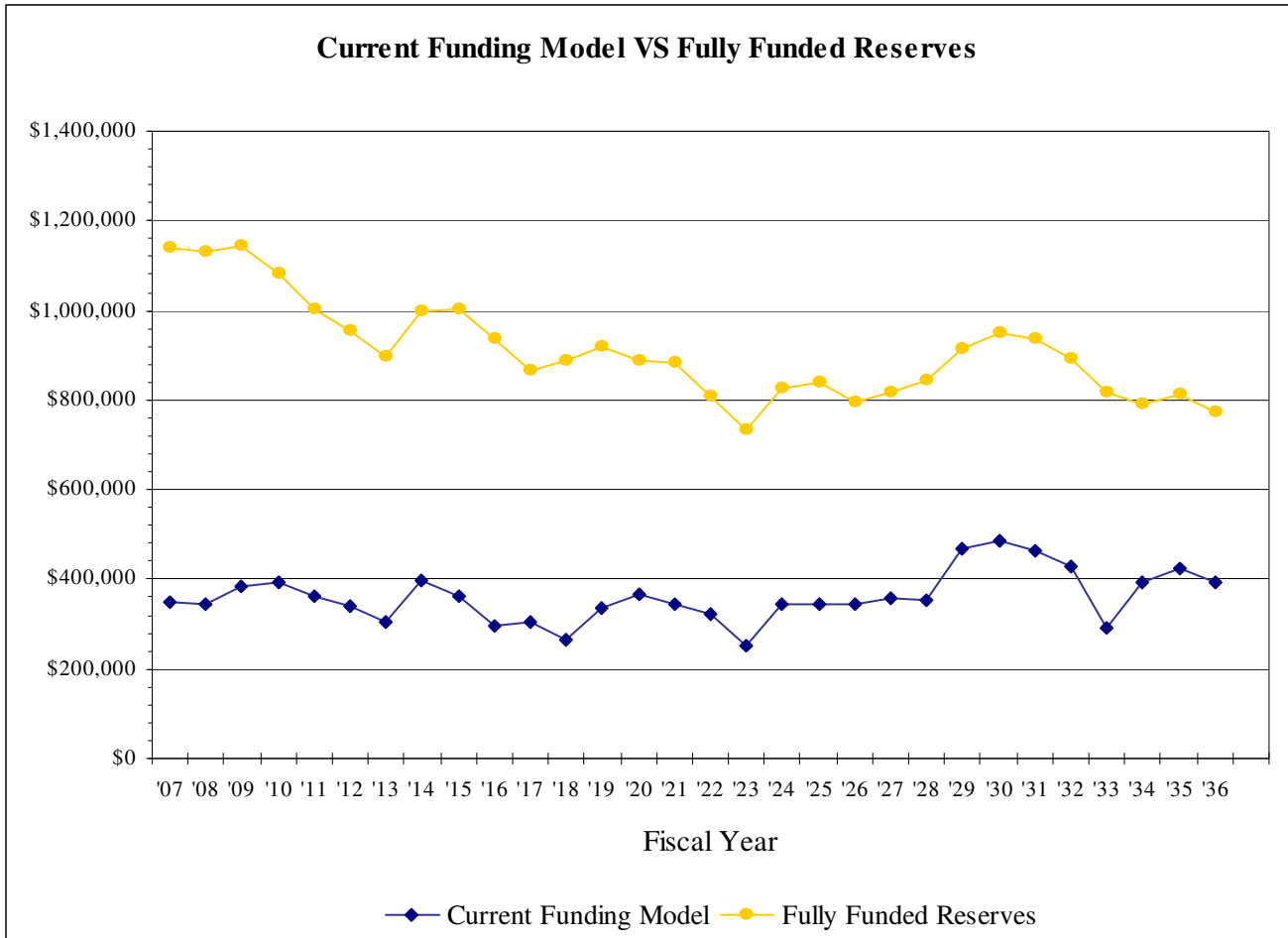
|                                      |                   |
|--------------------------------------|-------------------|
| Required Monthly Contribution        | \$22,331.58       |
| <i>\$79.19 per unit monthly</i>      |                   |
| Average Net Monthly Interest Earned  | <u>\$1,237.93</u> |
| Total Monthly Allocation to Reserves | \$23,569.52       |
| <i>\$83.57 per unit monthly</i>      |                   |

**Stoney Brook HOA  
RA Current Assessment Funding Model Projection**

Beginning Balance: \$349,528

| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|----------------|----------------|
| 2009 | 1,857,180    | 267,979             | 14,855          | 267,307             | 365,055                   | 1,072,183      | 34%            |
| 2010 | 1,833,180    | 265,450             | 13,261          | 305,725             | 338,041                   | 1,036,878      | 32%            |
| 2011 | 1,779,179    | 260,450             | 9,821           | 328,354             | 279,958                   | 994,061        | 28%            |
| 2012 | 1,706,180    | 252,480             | 9,063           | 277,527             | 263,974                   | 918,920        | 28%            |
| 2013 | 1,697,774    | 242,300             | 7,749           | 276,077             | 237,946                   | 919,754        | 25%            |
| 2014 | 1,681,774    | 225,000             | 7,109           | 250,507             | 219,548                   | 922,563        | 23%            |
| 2015 | 1,681,774    | 220,000             | 733             | 326,404             | 113,877                   | 932,942        | 12%            |
| 2016 | 1,611,094    | 220,000             |                 | 325,719             | 8,158                     | 876,924        | 0%             |
| 2017 | 1,533,104    | 220,000             |                 | 240,148             | -11,989                   | 821,588        | -1%            |
| 2018 | 1,533,104    | 220,000             |                 | 237,109             | -29,099                   | 891,890        | -3%            |
| 2019 | 1,484,440    | 220,000             |                 | 288,387             | -97,486                   | 859,614        | -11%           |
| 2020 | 1,436,359    | 220,000             |                 | 242,725             | -120,211                  | 825,503        | -14%           |
| 2021 | 1,436,359    | 220,000             |                 | 250,729             | -150,940                  | 831,469        | -18%           |
| 2022 | 1,436,359    | 215,000             |                 | 233,117             | -169,056                  | 855,047        | -19%           |
| 2023 | 1,436,359    | 215,000             |                 | 248,445             | -202,502                  | 863,297        | -23%           |
| 2024 | 1,436,359    | 215,000             |                 | 272,307             | -259,808                  | 861,935        | -30%           |
| 2025 | 1,421,359    | 215,000             |                 | 292,125             | -336,933                  | 844,122        | -39%           |
| 2026 | 1,384,959    | 215,000             |                 | 275,892             | -397,826                  | 784,741        | -50%           |
| 2027 | 1,384,959    | 215,000             |                 | 194,444             | -377,270                  | 846,916        | -44%           |
| 2028 | 1,380,840    | 215,000             |                 | 197,020             | -359,290                  | 903,231        | -39%           |
| 2029 | 1,375,265    | 215,000             |                 | 240,306             | -384,596                  | 918,330        | -41%           |
| 2030 | 1,375,265    | 215,000             |                 | 242,725             | -412,321                  | 936,585        | -44%           |
| 2031 | 1,375,265    | 215,000             |                 | 266,729             | -464,050                  | 930,837        | -49%           |
| 2032 | 1,375,265    | 215,000             |                 | 265,061             | -514,111                  | 926,755        | -55%           |
| 2033 | 1,375,265    | 215,000             |                 | 353,623             | -652,734                  | 933,490        | -69%           |
| 2034 | 1,264,065    | 215,000             |                 | 250,507             | -688,241                  | 820,940        | -83%           |
| 2035 | 1,264,065    | 215,000             |                 | 255,725             | -728,966                  | 814,372        | -89%           |
| 2036 | 1,264,065    | 215,000             |                 | 252,729             | -766,695                  | 810,800        | -94%           |
| 2037 | 1,264,065    | 215,000             |                 | 292,689             | -844,383                  | 812,088        | -103%          |
| 2038 | 1,217,700    | 215,000             |                 | 250,445             | -879,829                  | 762,890        | -115%          |

**Stoney Brook HOA  
RA Current Funding Model & Fully Funded Comparison Chart**



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Stoney Brook HOA**  
 Denver, Colorado  
**RA Threshold Funding Model Summary**

|                       |                   |
|-----------------------|-------------------|
| Report Date           | January 01, 2007  |
| Account Number        | SBHOA             |
| Version               | 1.0 Demo          |
| Budget Year Beginning | January 01, 2009  |
| Budget Year Ending    | December 31, 2009 |
| <br>                  |                   |
| Total Units           | 282               |

| <i>Required Annual Contribution</i> |              |
|-------------------------------------|--------------|
| Inflation                           | 0.00%        |
| Annual Assessment Increase          | 0.00%        |
| Interest Rate on Reserve Deposit    | 0.00%        |
| Tax Rate on Interest                | 0.00%        |
| Contingency                         | 0.00%        |
| <br>                                |              |
| 2009 Beginning Balance              | \$350,523.00 |

***Threshold Funding Model Summary of Calculations***

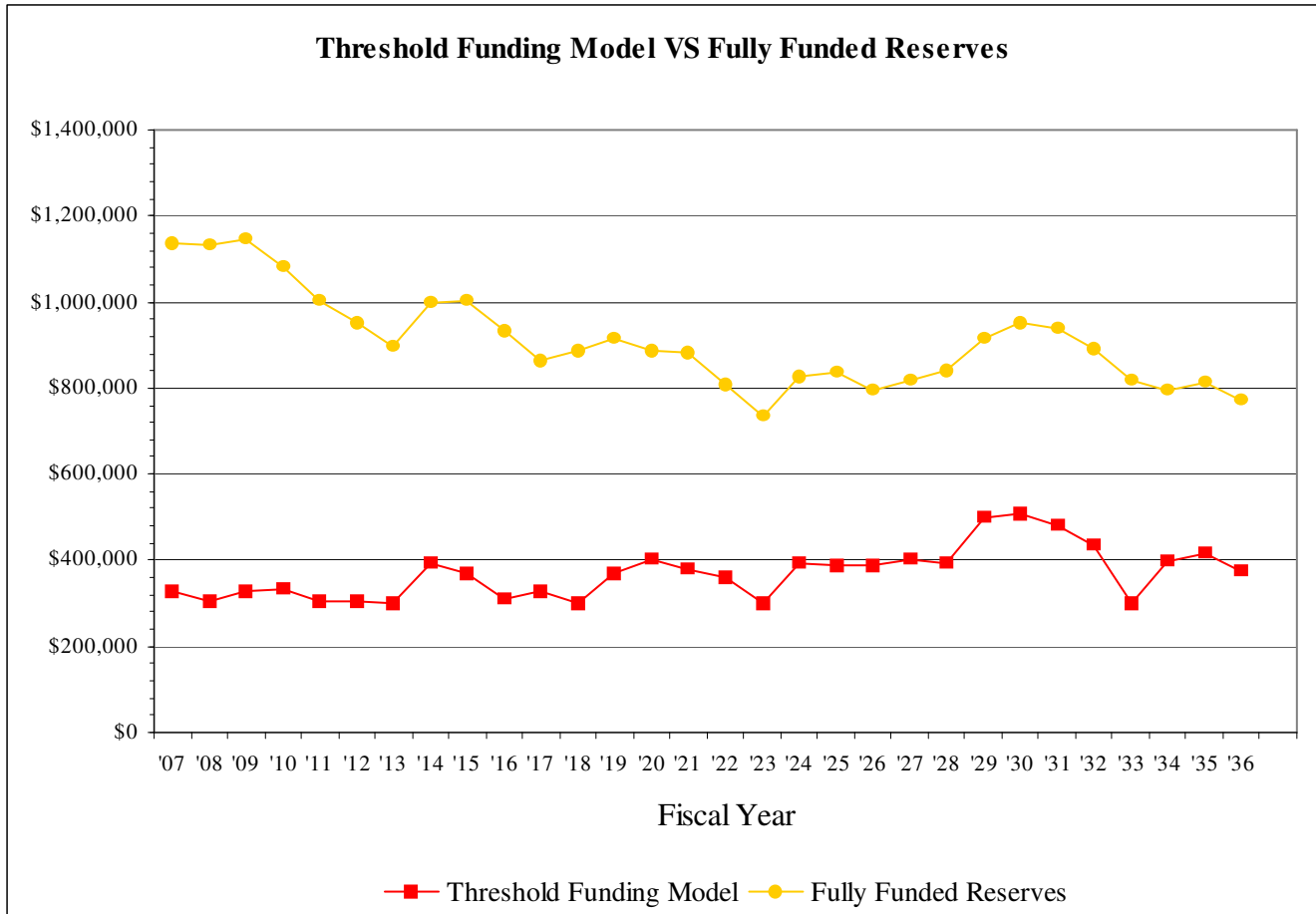
|                                      |             |
|--------------------------------------|-------------|
| Required Monthly Contribution        | \$43,542.43 |
| <i>\$154.40 per unit monthly</i>     |             |
| Average Net Monthly Interest Earned  |             |
| Total Monthly Allocation to Reserves | \$43,542.43 |
| <i>\$154.40 per unit monthly</i>     |             |

**Stoney Brook HOA  
RA Threshold Funding Model Projection**

Beginning Balance: \$350,523

| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|----------------|----------------|
| 2009 | 1,857,180    | 522,509             |                 | 267,307             | 605,726                   | 1,072,183      | 56%            |
| 2010 | 1,833,180    | 328,354             |                 | 305,725             | 628,354                   | 1,036,878      | 60%            |
| 2011 | 1,779,179    | 291,247             |                 | 328,354             | 591,247                   | 994,061        | 59%            |
| 2012 | 1,706,180    | 291,247             |                 | 277,527             | 604,967                   | 918,920        | 65%            |
| 2013 | 1,697,774    | 291,247             |                 | 276,077             | 620,136                   | 919,754        | 67%            |
| 2014 | 1,681,774    | 291,247             |                 | 250,507             | 660,876                   | 922,563        | 71%            |
| 2015 | 1,681,774    | 291,247             |                 | 326,404             | 625,719                   | 932,942        | 67%            |
| 2016 | 1,611,094    | 259,836             |                 | 325,719             | 559,836                   | 876,924        | 63%            |
| 2017 | 1,533,104    | 259,836             |                 | 240,148             | 579,525                   | 821,588        | 70%            |
| 2018 | 1,533,104    | 259,836             |                 | 237,109             | 602,252                   | 891,890        | 67%            |
| 2019 | 1,484,440    | 259,836             |                 | 288,387             | 573,701                   | 859,614        | 66%            |
| 2020 | 1,436,359    | 259,836             |                 | 242,725             | 590,813                   | 825,503        | 71%            |
| 2021 | 1,436,359    | 259,836             |                 | 250,729             | 599,921                   | 831,469        | 72%            |
| 2022 | 1,436,359    | 259,836             |                 | 233,117             | 626,640                   | 855,047        | 73%            |
| 2023 | 1,436,359    | 259,836             |                 | 248,445             | 638,032                   | 863,297        | 73%            |
| 2024 | 1,436,359    | 259,836             |                 | 272,307             | 625,561                   | 861,935        | 72%            |
| 2025 | 1,421,359    | 259,836             |                 | 292,125             | 593,273                   | 844,122        | 70%            |
| 2026 | 1,384,959    | 259,836             |                 | 275,892             | 577,217                   | 784,741        | 73%            |
| 2027 | 1,384,959    | 259,836             |                 | 194,444             | 642,609                   | 846,916        | 75%            |
| 2028 | 1,380,840    | 259,836             |                 | 197,020             | 705,425                   | 903,231        | 78%            |
| 2029 | 1,375,265    | 259,836             |                 | 240,306             | 724,956                   | 918,330        | 78%            |
| 2030 | 1,375,265    | 259,836             |                 | 242,725             | 742,067                   | 936,585        | 79%            |
| 2031 | 1,375,265    | 259,836             |                 | 266,729             | 735,175                   | 930,837        | 78%            |
| 2032 | 1,375,265    | 259,836             |                 | 265,061             | 729,950                   | 926,755        | 78%            |
| 2033 | 1,375,265    | 259,836             |                 | 353,623             | 636,163                   | 933,490        | 68%            |
| 2034 | 1,264,065    | 259,836             |                 | 250,507             | 645,493                   | 820,940        | 78%            |
| 2035 | 1,264,065    | 259,836             |                 | 255,725             | 649,605                   | 814,372        | 79%            |
| 2036 | 1,264,065    | 259,836             |                 | 252,729             | 656,712                   | 810,800        | 80%            |
| 2037 | 1,264,065    | 259,836             |                 | 292,689             | 623,860                   | 812,088        | 76%            |
| 2038 | 1,217,700    | 259,836             |                 | 250,445             | 633,251                   | 762,890        | 83%            |

**Stoney Brook HOA**  
**RA Threshold Funding Model & Fully Funded Comparison Chart**



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

**Stoney Brook HOA**  
 Denver, Colorado  
**RA Component Funding Model Summary**

|                       |                   |
|-----------------------|-------------------|
| Report Date           | January 01, 2007  |
| Account Number        | SBHOA             |
| Version               | 1.0 Demo          |
| Budget Year Beginning | January 01, 2009  |
| Budget Year Ending    | December 31, 2009 |
| <br>                  |                   |
| Total Units           | 282               |

| <i>Required Annual Contribution</i> |              |
|-------------------------------------|--------------|
| Inflation                           | 0.00%        |
| Interest Rate on Reserve Deposit    | 0.10%        |
| Tax Rate on Interest                | 0.00%        |
| Contingency                         | 0.00%        |
| <br>                                |              |
| 2009 Beginning Balance              | \$349,528.00 |

***Component Funding Model Summary of Calculations***

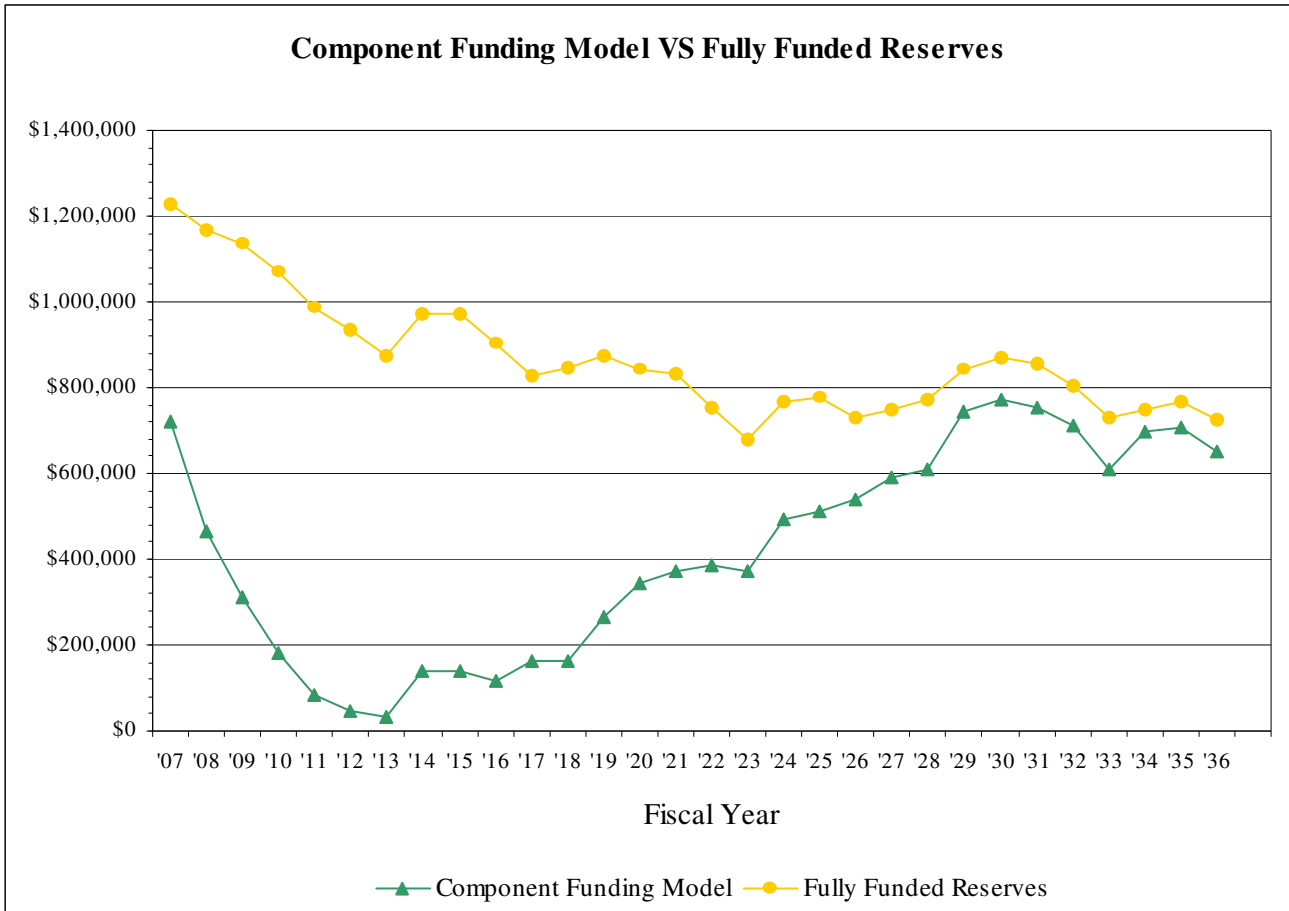
|                                      |                |
|--------------------------------------|----------------|
| Required Monthly Contribution        | \$47,531.01    |
| <i>\$168.54 per unit monthly</i>     |                |
| Average Net Monthly Interest Earned  | <u>\$32.60</u> |
| Total Monthly Allocation to Reserves | \$47,563.62    |
| <i>\$168.66 per unit monthly</i>     |                |

**Stoney Brook HOA  
RA Component Funding Model Projection**

Beginning Balance: \$349,528

| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|----------------|----------------|
| 2009 | 1,857,180    | 570,372             | 391             | 267,307             | 652,985                   | 1,072,183      | 60%            |
| 2010 | 1,833,180    | 243,214             | 479             | 305,725             | 590,953                   | 1,036,878      | 56%            |
| 2011 | 1,779,179    | 260,373             | 404             | 328,354             | 523,375                   | 994,061        | 52%            |
| 2012 | 1,706,180    | 286,766             | 401             | 277,527             | 533,016                   | 918,920        | 58%            |
| 2013 | 1,697,774    | 288,202             | 413             | 276,077             | 545,554                   | 919,754        | 59%            |
| 2014 | 1,681,774    | 291,237             | 453             | 250,507             | 586,738                   | 922,563        | 63%            |
| 2015 | 1,681,774    | 281,912             | 413             | 326,404             | 542,659                   | 932,942        | 58%            |
| 2016 | 1,611,094    | 278,530             | 368             | 325,719             | 495,838                   | 876,924        | 56%            |
| 2017 | 1,533,104    | 275,354             | 405             | 240,148             | 531,449                   | 821,588        | 64%            |
| 2018 | 1,533,104    | 272,968             | 442             | 237,109             | 567,750                   | 891,890        | 63%            |
| 2019 | 1,484,440    | 283,699             | 433             | 288,387             | 563,494                   | 859,614        | 65%            |
| 2020 | 1,436,359    | 282,801             | 474             | 242,725             | 604,044                   | 825,503        | 73%            |
| 2021 | 1,436,359    | 276,107             | 503             | 250,729             | 629,926                   | 831,469        | 75%            |
| 2022 | 1,436,359    | 270,898             | 544             | 233,117             | 668,251                   | 855,047        | 78%            |
| 2023 | 1,436,359    | 269,898             | 566             | 248,445             | 690,271                   | 863,297        | 79%            |
| 2024 | 1,436,359    | 269,059             | 564             | 272,307             | 687,587                   | 861,935        | 79%            |
| 2025 | 1,421,359    | 265,878             | 540             | 292,125             | 661,880                   | 844,122        | 78%            |
| 2026 | 1,384,959    | 266,222             | 530             | 275,892             | 652,741                   | 784,741        | 83%            |
| 2027 | 1,384,959    | 266,711             | 603             | 194,444             | 725,611                   | 846,916        | 85%            |
| 2028 | 1,380,840    | 267,238             | 674             | 197,020             | 796,502                   | 903,231        | 88%            |
| 2029 | 1,375,265    | 268,914             | 702             | 240,306             | 825,812                   | 918,330        | 89%            |
| 2030 | 1,375,265    | 268,506             | 729             | 242,725             | 852,322                   | 936,585        | 91%            |
| 2031 | 1,375,265    | 268,186             | 731             | 266,729             | 854,511                   | 930,837        | 91%            |
| 2032 | 1,375,265    | 267,725             | 735             | 265,061             | 857,909                   | 926,755        | 92%            |
| 2033 | 1,375,265    | 255,243             | 643             | 353,623             | 760,172                   | 933,490        | 81%            |
| 2034 | 1,264,065    | 254,099             | 648             | 250,507             | 764,412                   | 820,940        | 93%            |
| 2035 | 1,264,065    | 253,240             | 646             | 255,725             | 762,573                   | 814,372        | 93%            |
| 2036 | 1,264,065    | 252,622             | 647             | 252,729             | 763,113                   | 810,800        | 94%            |
| 2037 | 1,264,065    | 250,637             | 606             | 292,689             | 721,668                   | 812,088        | 88%            |
| 2038 | 1,217,700    | 250,176             | 607             | 250,445             | 722,006                   | 762,890        | 94%            |

**Stoney Brook HOA  
RA Component Funding Model & Fully Funded Comparison Chart**



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

**Stoney Brook HOA**  
**RA Component Funding Model Assessment & Category Summary**

| Description  | Replacement Year | Useful Life | Adjustment | Remaining Life | Current Cost | Assigned Reserves | Fully Funded |
|--|------------------|-------------|------------|----------------|--------------|-------------------|--------------|
| <b>Landscape</b>   |                  |             |            |                |              |                   |              |
| Irrigation Systems 2009                                    | 2009             | 30          | 0          | 0              | 30,000       | 30,000            | 30,000       |
| Irrigation Systems 2010                                    | 2010             | 30          | 0          | 1              | 20,000       | 19,333            | 19,333       |
| Irrigation Systems Ann, Begin 2011                         | 2011             | 1           | 0          | 2              | 10,000       | 0                 | 0            |
| Tree Pruning 2008  | 2038             | 30          | 0          | 29             | 40,000       | 0                 | 1,333        |
| Tree Pruning Annually begin 2009                           | 2009             | 1           | 0          | 0              | 30,000       | 30,000            | 30,000       |
| Tree Removal/Replace Ann, Begin 2010                       | 2010             | 1           | 0          | 1              | 4,000        | 0                 | 0            |
| Tree Removal/Replacement 2009                              | 2009             | 30          | 0          | 0              | 5,000        | 5,000             | 5,000        |
| Xeriscape 2009   | 2009             | 30          | 0          | 0              | 6,000        | 6,000             | 6,000        |
| Xeriscape Ann, Begin 2010                                  | 2010             | 1           | 0          | 1              | 5,000        | 0                 | 0            |
| Landscape - Total  |                  |             |            |                | \$150,000    | \$90,333          | \$91,667     |
| <b>Site Improvements</b>                                   |                  |             |            |                |              |                   |              |
| Bridges over Ponds   | 2013             | 20          | 0          | 4              | 15,978       | 0                 | 12,782       |
| Concrete Replace/Repair 2010                               | 2010             | 27          | 0          | 1              | 5,000        | 4,815             | 4,815        |
| Concrete Replace/Repair 2009                               | 2009             | 27          | 0          | 0              | 5,000        | 5,000             | 5,000        |
| Exterior Lighting  | 2014             | 10          | 0          | 5              | 10,000       | 0                 | 5,000        |
| Extraordinary Repairs/Damages Annually                     | 2009             | 1           | 0          | 0              | 7,725        | 7,725             | 7,725        |
| Fire Hydrants  | 2033             | 30          | 0          | 24             | 30,000       | 0                 | 6,000        |
| Monument Signage   | 2013             | 23          | 0          | 4              | 7,500        | 0                 | 6,196        |
| Perimeter-Yosemite Fence                                   | 2011             | 28          | 0          | 2              | 48,000       | 0                 | 44,571       |
| Pond Storm Culverts  | 2015             | 10          | 0          | 6              | 10,000       | 0                 | 4,000        |
| Resurface Repair Paths 2009 then ea 5 yrs                  | 2009             | 5           | 0          | 0              | 7,500        | 7,500             | 7,500        |
| Resurface Repair Paths 2013 then ea 5 yrs                  | 2013             | 5           | 0          | 4              | 6,000        | 0                 | 1,200        |
| Resurface and Repair Streets 2027                          | 2027             | 10          | 0          | 18             | 4,119        | 0                 | 0            |
| Resurface/Repair Streets 2009                              | 2009             | 20          | 0          | 0              | 4,999        | 4,999             | 4,999        |
| Resurface/Repair Streets 2010                              | 2010             | 20          | 0          | 1              | 4,000        | 0                 | 3,800        |
| Resurface/Repair Streets 2011                              | 2011             | 20          | 0          | 2              | 6,000        | 0                 | 5,400        |
| Resurface/Repair Streets 2012                              | 2012             | 20          | 0          | 3              | 39,999       | 0                 | 33,999       |
| Retaining Walls 2011                                       | 2011             | 26          | 0          | 2              | 3,459        | 0                 | 3,193        |
| Retaining Walls 2009                                       | 2009             | 28          | 0          | 0              | 10,001       | 10,001            | 10,001       |
| Retaining Walls 2010                                       | 2010             | 28          | 0          | 1              | 10,001       | 0                 | 9,643        |
| Rotomill or Infrared Streets Yellow 2019 then after 30 yrs | 2019             | 18          | 0          | 10             | 37,281       | 0                 | 16,569       |
| Rotomill or Infrared Streets Blue 2016 then after 30 yrs   | 2016             | 21          | 0          | 7              | 77,990       | 0                 | 51,993       |
| Rotomill or Infrared Streets Green 2015 then after 30 yrs  | 2015             | 22          | 0          | 6              | 70,679       | 0                 | 51,403       |
| Rotomill or Infrared Streets Orange 2018 then after 30 yrs | 2018             | 12          | 0          | 9              | 48,664       | 0                 | 12,166       |
| Rotomill or Infrared Streets Pink 2017 then after 30 yrs   | 2017             | 20          | 0          | 8              | 29,586       | 0                 | 17,751       |
| Sewer Laterals   | 2033             | 26          | 0          | 24             | 44,800       | 0                 | 3,446        |
| Street Sealcoat 2013 then ea 5 yrs                         | 2013             | 5           | 0          | 4              | 8,720        | 0                 | 1,744        |
| Street Sealcoat 2009 then ea 5 yrs                         | 2009             | 5           | 0          | 0              | 5,000        | 5,000             | 5,000        |
| Street Sealcoat 2010 then ea 5 yrs                         | 2010             | 5           | 0          | 1              | 5,000        | 0                 | 4,000        |

**Stoney Brook HOA**  
**RA Component Funding Model Assessment & Category Summary**

| Description                           | Replacement<br>Year | Useful<br>Life | Adjustment | Remaining<br>Life | Current<br>Cost  | Assigned<br>Reserves | Fully<br>Funded  |
|---------------------------------------|---------------------|----------------|------------|-------------------|------------------|----------------------|------------------|
| <i>Site Improvements continued...</i> |                     |                |            |                   |                  |                      |                  |
| Street Sealcoat 2012 then ea 5 yrs    | 2012                | 5              | 0          | 3                 | 6,500            | 0                    | 2,600            |
| Street Signs                          | 2022                | 30             | 0          | 13                | 1,000            | 0                    | 567              |
| Water Laterals 1                      | 2025                | 12             | 0          | 16                | 36,400           | 0                    | 0                |
| Water Laterals 2                      | 2033                | 4              | 0          | 24                | <u>36,400</u>    | <u>0</u>             | <u>0</u>         |
| Site Improvements - Total             |                     |                |            |                   | <u>\$643,302</u> | <u>\$45,040</u>      | <u>\$343,065</u> |
| <b>Exterior Painting</b>              |                     |                |            |                   |                  |                      |                  |
| Painting 2009                         | 2009                | 5              | 0          | 0                 | 132,082          | 132,082              | 132,082          |
| Painting 2010                         | 2010                | 5              | 0          | 1                 | 140,000          | 44,406               | 112,000          |
| Painting 2011                         | 2011                | 5              | 0          | 2                 | 134,800          | 0                    | 80,880           |
| Painting 2012                         | 2012                | 5              | 0          | 3                 | 82,400           | 0                    | 32,960           |
| Painting 2013                         | 2013                | 5              | 0          | 4                 | <u>75,000</u>    | <u>0</u>             | <u>15,000</u>    |
| Exterior Painting - Total             |                     |                |            |                   | <u>\$564,281</u> | <u>\$176,488</u>     | <u>\$372,922</u> |
| <b>Clubhouse and Maint Garage</b>     |                     |                |            |                   |                  |                      |                  |
| Air Conditioner Party Room            | 2027                | 40             | 0          | 18                | 5,700            | 0                    | 3,135            |
| Air Handling Unit                     | 2014                | 20             | 0          | 5                 | 3,200            | 0                    | 2,400            |
| Clubhouse Carpet                      | 2011                | 5              | 0          | 2                 | 5,504            | 0                    | 3,302            |
| Clubhouse Siding                      | 2013                | 24             | 0          | 4                 | 11,904           | 0                    | 9,920            |
| Clubhouse Windows                     | 2019                | 18             | 0          | 10                | 10,800           | 0                    | 4,800            |
| Clubhouse Wood Deck                   | 2017                | 15             | 0          | 8                 | 15,937           | 0                    | 7,437            |
| Conditioning Units                    | 2013                | 23             | 0          | 4                 | 8,500            | 0                    | 7,022            |
| Driveway and Sidewalks                | 2011                | 30             | 0          | 2                 | 19,999           | 0                    | 18,666           |
| Furnace                               | 2013                | 24             | 0          | 4                 | 5,750            | 0                    | 4,792            |
| Furniture and Appliances              | 2024                | 20             | 0          | 15                | 15,000           | 0                    | 3,750            |
| Ladies Shower and Bathroom            | 2028                | 9              | 0          | 19                | 5,575            | 0                    | 0                |
| Maint Garage Roof & Gutters           | 2011                | 27             | 0          | 2                 | 6,000            | 0                    | 5,556            |
| Renovate Repair Mens Shower Room      | 2011                | 26             | 0          | 2                 | 5,000            | 0                    | 4,615            |
| Shed                                  | 2023                | 15             | 0          | 14                | <u>6,000</u>     | <u>0</u>             | <u>400</u>       |
| Clubhouse and Maint Garage - Total    |                     |                |            |                   | <u>\$124,870</u> |                      | <u>\$75,795</u>  |
| <b>Operating Equipment</b>            |                     |                |            |                   |                  |                      |                  |
| Cab and Blade for Tractor             | 2023                | 20             | 0          | 14                | 16,000           | 0                    | 4,800            |
| Mowers 2027                           | 2047                | 20             | 19         | 38                | 7,600            | 0                    | 195              |
| Mowers, Carts, Blowers 2011           | 2011                | 5              | 0          | 2                 | 5,000            | 0                    | 3,000            |
| Mowers, Carts, Blowers 2010           | 2010                | 5              | 0          | 1                 | 5,000            | 4,000                | 4,000            |
| Mowers, Carts, Blowers 2013           | 2013                | 5              | 0          | 4                 | 6,000            | 0                    | 1,200            |
| Truck One 2010                        | 2010                | 5              | 0          | 1                 | 30,000           | 0                    | 24,000           |
| Truck Two 2013                        | 2013                | 10             | 0          | 4                 | <u>35,000</u>    | <u>0</u>             | <u>21,000</u>    |
| Operating Equipment - Total           |                     |                |            |                   | <u>\$104,600</u> | <u>\$4,000</u>       | <u>\$58,195</u>  |
| <b>Pool and Tennis Courts</b>         |                     |                |            |                   |                  |                      |                  |
| Hot Tub                               | 2012                | 10             | 0          | 3                 | 7,500            | 0                    | 5,250            |
| Pool Boiler                           | 2012                | 10             | 0          | 3                 | 10,000           | 0                    | 7,000            |
| Pool Concrete Deck                    | 2012                | 14             | 0          | 3                 | 19,997           | 0                    | 15,712           |

**Stoney Brook HOA**  
**RA Component Funding Model Assessment & Category Summary**

| Description   | Replacement<br>Year | Useful<br>Life | Adjustment | Remaining<br>Life | Current<br>Cost    | Assigned<br>Reserves | Fully<br>Funded    |
|---|---------------------|----------------|------------|-------------------|--------------------|----------------------|--------------------|
| <i>Pool and Tennis Courts continued...</i>            |                     |                |            |                   |                    |                      |                    |
| Pool Cover  | 2028                | 20             | 0          | 19                | 3,000              | 0                    | 150                |
| Pool Furniture  | 2010                | 7              | 0          | 1                 | 10,000             | 0                    | 8,571              |
| Pool Interior Structure ea 15 yrs                     | 2022                | 30             | 0          | 13                | 16,992             | 0                    | 9,629              |
| Pool Wood Deck  | 2022                | 15             | 0          | 13                | 6,000              | 0                    | 800                |
| Repair Courts   | 2011                | 5              | 0          | 2                 | 9,000              | 0                    | 5,400              |
| Tennis Court Fencing and Nets 2011                    | 2011                | 15             | 0          | 2                 | 8,167              | 0                    | 7,078              |
| Tennis Court Fencing and Nets 2012                    | 2012                | 15             | 0          | 3                 | <u>8,406</u>       | 0                    | <u>6,725</u>       |
| Pool and Tennis Courts - Total                        |                     |                |            |                   | \$99,062           |                      | \$66,315           |
| <b>Ponds and Streams</b>                              |                     |                |            |                   |                    |                      |                    |
| Aeration Compressors                                  | 2011                | 5              | 0          | 2                 | 5,700              | 0                    | 3,420              |
| Major Pond Repairs 2009                               | 2009                | 30             | 0          | 0                 | 10,000             | 10,000               | 10,000             |
| Major Pond Repairs 2010                               | 2010                | 30             | 0          | 1                 | 10,000             | 9,667                | 9,667              |
| Major Pond Repairs 2011                               | 2011                | 30             | 0          | 2                 | 10,000             | 0                    | 9,333              |
| Major Pond Repairs Ann, Begin 2012                    | 2012                | 1              | 0          | 3                 | 25,000             | 0                    | 0                  |
| Piping for Pumps                                      | 2037                | 30             | 0          | 28                | 21,725             | 0                    | 1,448              |
| Pond Cleaning 2010                                    | 2010                | 35             | 0          | 1                 | 10,000             | 0                    | 9,714              |
| Pond Cleaning 2012                                    | 2012                | 35             | 0          | 3                 | 10,000             | 0                    | 9,143              |
| Pond Cleaning Ea 10 yrs Begin 2022                    | 2022                | 10             | 0          | 13                | 10,000             | 0                    | 0                  |
| Pond Improvements Annually                            | 2009                | 1              | 0          | 0                 | 5,000              | 5,000                | 5,000              |
| Pond Storm Drains                                     | 2037                | 30             | 0          | 28                | 24,640             | 0                    | 1,643              |
| Pumps 2009  | 2009                | 5              | 0          | 0                 | 9,000              | 9,000                | 9,000              |
| Pumps 2010  | 2010                | 5              | 0          | 1                 | 5,000              | 0                    | 4,000              |
| Pumps ea 2 yrs begin 2013                             | 2013                | 2              | 0          | 4                 | 9,000              | 0                    | 0                  |
| Pumps every 2 yrs begin 2012                          | 2012                | 2              | 0          | 3                 | <u>6,000</u>       | <u>0</u>             | <u>0</u>           |
| Ponds and Streams - Total                             |                     |                |            |                   | \$171,065          | \$33,667             | \$72,368           |
| Total Asset Summary                                   |                     |                |            |                   | <u>\$1,857,180</u> | <u>\$349,528</u>     | <u>\$1,080,327</u> |
| Fully Funded Level                                    |                     |                |            |                   |                    | 32%                  |                    |
| Current Average Liability per Unit (Total Units: 282) |                     |                |            |                   |                    | -\$2,591             |                    |

**Stoney Brook HOA**  
**RA Distribution of Accumulated Reserves**

| Description                               | Remaining Life | Replacement Year | Assigned Reserves | Fully Funded Reserves |
|---|----------------|------------------|-------------------|-----------------------|
| Concrete Replace/Repair 2009              | 0              | 2009             | 5,000             | 5,000                 |
| Extraordinary Repairs/Damages Annually    | 0              | 2009             | 7,725             | 7,725                 |
| Irrigation Systems 2009                   | 0              | 2009             | 30,000            | 30,000                |
| Major Pond Repairs 2009                   | 0              | 2009             | 10,000            | 10,000                |
| Painting 2009                             | 0              | 2009             | 132,082           | 132,082               |
| Pond Improvements Annually                | 0              | 2009             | 5,000             | 5,000                 |
| Pumps 2009                                | 0              | 2009             | 9,000             | 9,000                 |
| Resurface Repair Paths 2009 then ea 5 yrs | 0              | 2009             | 7,500             | 7,500                 |
| Resurface/Repair Streets 2009             | 0              | 2009             | 4,999             | 4,999                 |
| Retaining Walls 2009                      | 0              | 2009             | 10,001            | 10,001                |
| Street Sealcoat 2009 then ea 5 yrs        | 0              | 2009             | 5,000             | 5,000                 |
| Tree Pruning Annually begin 2009          | 0              | 2009             | 30,000            | 30,000                |
| Tree Removal/Replacement 2009             | 0              | 2009             | 5,000             | 5,000                 |
| Xeriscape 2009                            | 0              | 2009             | 6,000             | 6,000                 |
| Concrete Replace/Repair 2010              | 1              | 2010             | 4,815             | 4,815                 |
| Irrigation Systems 2010                   | 1              | 2010             | 19,333            | 19,333                |
| Major Pond Repairs 2010                   | 1              | 2010             | 9,667             | 9,667                 |
| Mowers, Carts, Blowers 2010               | 1              | 2010             | 4,000             | 4,000                 |
| Painting 2010                             | 1              | 2010             | *44,406           | 112,000               |
| Pond Cleaning 2010                        | 1              | 2010             |                   | 9,714                 |
| Pool Furniture                            | 1              | 2010             |                   | 8,571                 |
| Pumps 2010                                | 1              | 2010             |                   | 4,000                 |
| Resurface/Repair Streets 2010             | 1              | 2010             |                   | 3,800                 |
| Retaining Walls 2010                      | 1              | 2010             |                   | 9,643                 |
| Street Sealcoat 2010 then ea 5 yrs        | 1              | 2010             |                   | 4,000                 |
| Tree Removal/Replace Ann, Begin 2010      | 1              | 2010             |                   |                       |
| Truck One 2010                            | 1              | 2010             |                   | 24,000                |
| Xeriscape Ann, Begin 2010                 | 1              | 2010             |                   |                       |
| Aeration Compressors                      | 2              | 2011             |                   | 3,420                 |
| Clubhouse Carpet                          | 2              | 2011             |                   | 3,302                 |
| Driveway and Sidewalks                    | 2              | 2011             |                   | 18,666                |
| Irrigation Systems Ann, Begin 2011        | 2              | 2011             |                   |                       |
| Maint Garage Roof & Gutters               | 2              | 2011             |                   | 5,556                 |
| Major Pond Repairs 2011                   | 2              | 2011             |                   | 9,333                 |
| Mowers, Carts, Blowers 2011               | 2              | 2011             |                   | 3,000                 |
| Painting 2011                             | 2              | 2011             |                   | 80,880                |
| Perimeter-Yosemite Fence                  | 2              | 2011             |                   | 44,571                |
| Renovate Repair Mens Shower Room          | 2              | 2011             |                   | 4,615                 |

**Stoney Brook HOA**  
**RA Distribution of Accumulated Reserves**

| Description  | Remaining Life | Replacement Year | Assigned Reserves | Fully Funded Reserves |
|--|----------------|------------------|-------------------|-----------------------|
| Repair Courts  | 2              | 2011             |                   | 5,400                 |
| Resurface/Repair Streets 2011                              | 2              | 2011             |                   | 5,400                 |
| Retaining Walls 2011                                       | 2              | 2011             |                   | 3,193                 |
| Tennis Court Fencing and Nets 2011                         | 2              | 2011             |                   | 7,078                 |
| Hot Tub  | 3              | 2012             |                   | 5,250                 |
| Major Pond Repairs Ann, Begin 2012                         | 3              | 2012             |                   |                       |
| Painting 2012  | 3              | 2012             |                   | 32,960                |
| Pond Cleaning 2012   | 3              | 2012             |                   | 9,143                 |
| Pool Boiler  | 3              | 2012             |                   | 7,000                 |
| Pool Concrete Deck   | 3              | 2012             |                   | 15,712                |
| Pumps every 2 yrs begin 2012                               | 3              | 2012             |                   |                       |
| Resurface/Repair Streets 2012                              | 3              | 2012             |                   | 33,999                |
| Street Sealcoat 2012 then ea 5 yrs                         | 3              | 2012             |                   | 2,600                 |
| Tennis Court Fencing and Nets 2012                         | 3              | 2012             |                   | 6,725                 |
| Bridges over Ponds   | 4              | 2013             |                   | 12,782                |
| Clubhouse Siding   | 4              | 2013             |                   | 9,920                 |
| Conditioning Units   | 4              | 2013             |                   | 7,022                 |
| Furnace  | 4              | 2013             |                   | 4,792                 |
| Monument Signage   | 4              | 2013             |                   | 6,196                 |
| Mowers, Carts, Blowers 2013                                | 4              | 2013             |                   | 1,200                 |
| Painting 2013  | 4              | 2013             |                   | 15,000                |
| Pumps ea 2 yrs begin 2013                                  | 4              | 2013             |                   |                       |
| Resurface Repair Paths 2013 then ea 5 yrs                  | 4              | 2013             |                   | 1,200                 |
| Street Sealcoat 2013 then ea 5 yrs                         | 4              | 2013             |                   | 1,744                 |
| Truck Two 2013   | 4              | 2013             |                   | 21,000                |
| Air Handling Unit  | 5              | 2014             |                   | 2,400                 |
| Exterior Lighting  | 5              | 2014             |                   | 5,000                 |
| Pond Storm Culverts  | 6              | 2015             |                   | 4,000                 |
| Rotomill or Infrared Streets Green 2015 then after 30 yrs  | 6              | 2015             |                   | 51,403                |
| Rotomill or Infrared Streets Blue 2016 then after 30 yrs   | 7              | 2016             |                   | 51,993                |
| Clubhouse Wood Deck  | 8              | 2017             |                   | 7,437                 |
| Rotomill or Infrared Streets Pink 2017 then after 30 yrs   | 8              | 2017             |                   | 17,751                |
| Rotomill or Infrared Streets Orange 2018 then after 30 yrs | 9              | 2018             |                   | 12,166                |
| Clubhouse Windows  | 10             | 2019             |                   | 4,800                 |

**Stoney Brook HOA**  
**RA Distribution of Accumulated Reserves**

| Description  | Remaining<br>Life | Replacement<br>Year | Assigned<br>Reserves | Fully Funded<br>Reserves |
|--|-------------------|---------------------|----------------------|--------------------------|
| Rotomill or Infrared Streets Yellow 2019 then after 30 yrs | 10                | 2019                |                      | 16,569                   |
| Pond Cleaning Ea 10 yrs Begin 2022                         | 13                | 2022                |                      |                          |
| Pool Interior Structure ea 15 yrs                          | 13                | 2022                |                      | 9,629                    |
| Pool Wood Deck   | 13                | 2022                |                      | 800                      |
| Street Signs   | 13                | 2022                |                      | 567                      |
| Cab and Blade for Tractor                                  | 14                | 2023                |                      | 4,800                    |
| Shed   | 14                | 2023                |                      | 400                      |
| Furniture and Appliances                                   | 15                | 2024                |                      | 3,750                    |
| Water Laterals 1   | 16                | 2025                |                      |                          |
| Air Conditioner Party Room                                 | 18                | 2027                |                      | 3,135                    |
| Resurface and Repair Streets 2027                          | 18                | 2027                |                      |                          |
| Ladies Shower and Bathroom                                 | 19                | 2028                |                      |                          |
| Pool Cover   | 19                | 2028                |                      | 150                      |
| Fire Hydrants  | 24                | 2033                |                      | 6,000                    |
| Sewer Laterals   | 24                | 2033                |                      | 3,446                    |
| Water Laterals 2   | 24                | 2033                |                      |                          |
| Piping for Pumps   | 28                | 2037                |                      | 1,448                    |
| Pond Storm Drains  | 28                | 2037                |                      | 1,643                    |
| Tree Pruning 2008  | 29                | 2038                |                      | 1,333                    |
| Mowers 2027  | 38                | 2047                |                      | 195                      |
| Total Asset Summary  |                   |                     | <u>\$349,528</u>     | <u>\$1,080,327</u>       |
| Fully Funded Level   |                   |                     | 32%                  |                          |
| Current Average Liability per Unit (Total Units: 282)      |                   |                     | -\$2,591             |                          |
| <i>'*' Indicates Partially Funded</i>                      |                   |                     |                      |                          |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                               | Expenditures            |
|---|-------------------------|
| <b>Replacement Year 2009</b>              |                         |
| <b>Landscape</b>                          |                         |
| Irrigation Systems 2009                   | 30,000                  |
| Tree Pruning Annually begin 2009          | 30,000                  |
| Tree Removal/Replacement 2009             | 5,000                   |
| Xeriscape 2009                            | 6,000                   |
| <b>Site Improvements</b>                  |                         |
| Concrete Replace/Repair 2009              | 5,000                   |
| Extraordinary Repairs/Damages Annually    | 7,725                   |
| Resurface Repair Paths 2009 then ea 5 yrs | 7,500                   |
| Resurface/Repair Streets 2009             | 4,999                   |
| Retaining Walls 2009                      | 10,001                  |
| Street Sealcoat 2009 then ea 5 yrs        | 5,000                   |
| <b>Exterior Painting</b>                  |                         |
| Painting 2009                             | 132,082                 |
| <b>Ponds and Streams</b>                  |                         |
| Major Pond Repairs 2009                   | 10,000                  |
| Pond Improvements Annually                | 5,000                   |
| Pumps 2009                                | 9,000                   |
| Total for 2009                            | <u><b>\$267,307</b></u> |
| <br><b>Replacement Year 2010</b>          |                         |
| <b>Landscape</b>                          |                         |
| Irrigation Systems 2010                   | 20,000                  |
| Tree Pruning Annually begin 2009          | 30,000                  |
| Tree Removal/Replace Ann, Begin 2010      | 4,000                   |
| Xeriscape Ann, Begin 2010                 | 5,000                   |
| <b>Site Improvements</b>                  |                         |
| Concrete Replace/Repair 2010              | 5,000                   |
| Extraordinary Repairs/Damages Annually    | 7,725                   |
| Resurface/Repair Streets 2010             | 4,000                   |
| Retaining Walls 2010                      | 10,001                  |
| Street Sealcoat 2010 then ea 5 yrs        | 5,000                   |
| <b>Exterior Painting</b>                  |                         |
| Painting 2010                             | 140,000                 |
| <b>Operating Equipment</b>                |                         |
| Mowers, Carts, Blowers 2010               | 5,000                   |
| Truck One 2010                            | 30,000                  |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2010 continued...</i></b> |                  |
| <b>Pool and Tennis Courts</b>                    |                  |
| Pool Furniture                                   | 10,000           |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs 2010                          | 10,000           |
| Pond Cleaning 2010                               | 10,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps 2010                                       | <u>5,000</u>     |
| Total for 2010                                   | <b>\$305,725</b> |
| <br><b>Replacement Year 2011</b>                 |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Perimeter-Yosemite Fence                         | 48,000           |
| Resurface/Repair Streets 2011                    | 6,000            |
| Retaining Walls 2011                             | 3,459            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2011                                    | 134,800          |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Carpet                                 | 5,504            |
| Driveway and Sidewalks                           | 19,999           |
| Maint Garage Roof & Gutters                      | 6,000            |
| Renovate Repair Mens Shower Room                 | 5,000            |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2011                      | 5,000            |
| <b>Pool and Tennis Courts</b>                    |                  |
| Repair Courts                                    | 9,000            |
| Tennis Court Fencing and Nets 2011               | 8,167            |
| <b>Ponds and Streams</b>                         |                  |
| Aeration Compressors                             | 5,700            |
| Major Pond Repairs 2011                          | 10,000           |
| Pond Improvements Annually                       | <u>5,000</u>     |
| Total for 2011                                   | <b>\$328,354</b> |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                               | Expenditures     |
|---|------------------|
| <b>Replacement Year 2012</b>              |                  |
| <b>Landscape</b>                          |                  |
| Irrigation Systems Ann, Begin 2011        | 10,000           |
| Tree Pruning Annually begin 2009          | 30,000           |
| Tree Removal/Replace Ann, Begin 2010      | 4,000            |
| Xeriscape Ann, Begin 2010                 | 5,000            |
| <b>Site Improvements</b>                  |                  |
| Extraordinary Repairs/Damages Annually    | 7,725            |
| Resurface/Repair Streets 2012             | 39,999           |
| Street Sealcoat 2012 then ea 5 yrs        | 6,500            |
| <b>Exterior Painting</b>                  |                  |
| Painting 2012                             | 82,400           |
| <b>Pool and Tennis Courts</b>             |                  |
| Hot Tub                                   | 7,500            |
| Pool Boiler                               | 10,000           |
| Pool Concrete Deck                        | 19,997           |
| Tennis Court Fencing and Nets 2012        | 8,406            |
| <b>Ponds and Streams</b>                  |                  |
| Major Pond Repairs Ann, Begin 2012        | 25,000           |
| Pond Cleaning 2012                        | 10,000           |
| Pond Improvements Annually                | 5,000            |
| Pumps every 2 yrs begin 2012              | 6,000            |
| Total for 2012                            | <u>\$277,527</u> |
| <br><b>Replacement Year 2013</b>          |                  |
| <b>Landscape</b>                          |                  |
| Irrigation Systems Ann, Begin 2011        | 10,000           |
| Tree Pruning Annually begin 2009          | 30,000           |
| Tree Removal/Replace Ann, Begin 2010      | 4,000            |
| Xeriscape Ann, Begin 2010                 | 5,000            |
| <b>Site Improvements</b>                  |                  |
| Bridges over Ponds                        | 15,978           |
| Extraordinary Repairs/Damages Annually    | 7,725            |
| Monument Signage                          | 7,500            |
| Resurface Repair Paths 2013 then ea 5 yrs | 6,000            |
| Street Sealcoat 2013 then ea 5 yrs        | 8,720            |
| <b>Exterior Painting</b>                  |                  |
| Painting 2013                             | 75,000           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2013 continued...</i></b> |                  |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Siding                                 | 11,904           |
| Conditioning Units                               | 8,500            |
| Furnace  | 5,750            |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2013                      | 6,000            |
| Truck Two 2013                                   | 35,000           |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | 9,000            |
| Total for 2013                                   | <u>\$276,077</u> |
| <br><b>Replacement Year 2014</b>                 |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Exterior Lighting                                | 10,000           |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface Repair Paths 2009 then ea 5 yrs        | 7,500            |
| Street Sealcoat 2009 then ea 5 yrs               | 5,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2009                                    | 132,082          |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Air Handling Unit                                | 3,200            |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | 6,000            |
| Total for 2014                                   | <u>\$250,507</u> |
| <br><b>Replacement Year 2015</b>                 |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description   | Expenditures            |
|---|-------------------------|
| <b><i>Replacement Year 2015 continued...</i></b>          |                         |
| Tree Pruning Annually begin 2009                          | 30,000                  |
| Tree Removal/Replace Ann, Begin 2010                      | 4,000                   |
| Xeriscape Ann, Begin 2010                                 | 5,000                   |
| <b>Site Improvements</b>                                  |                         |
| Extraordinary Repairs/Damages Annually                    | 7,725                   |
| Pond Storm Culverts                                       | 10,000                  |
| Rotomill or Infrared Streets Green 2015 then after 30 yrs | 70,679                  |
| Street Sealcoat 2010 then ea 5 yrs                        | 5,000                   |
| <b>Exterior Painting</b>                                  |                         |
| Painting 2010   | 140,000                 |
| <b>Operating Equipment</b>                                |                         |
| Mowers, Carts, Blowers 2010                               | 5,000                   |
| <b>Ponds and Streams</b>                                  |                         |
| Major Pond Repairs Ann, Begin 2012                        | 25,000                  |
| Pond Improvements Annually                                | 5,000                   |
| Pumps ea 2 yrs begin 2013                                 | 9,000                   |
| Total for 2015  | <u><b>\$326,404</b></u> |
| <br><b>Replacement Year 2016</b>                          |                         |
| <b>Landscape</b>  |                         |
| Irrigation Systems Ann, Begin 2011                        | 10,000                  |
| Tree Pruning Annually begin 2009                          | 30,000                  |
| Tree Removal/Replace Ann, Begin 2010                      | 4,000                   |
| Xeriscape Ann, Begin 2010                                 | 5,000                   |
| <b>Site Improvements</b>                                  |                         |
| Extraordinary Repairs/Damages Annually                    | 7,725                   |
| Rotomill or Infrared Streets Blue 2016 then after 30 yrs  | 77,990                  |
| <b>Exterior Painting</b>                                  |                         |
| Painting 2011   | 134,800                 |
| <b>Clubhouse and Maint Garage</b>                         |                         |
| Clubhouse Carpet  | 5,504                   |
| <b>Pool and Tennis Courts</b>                             |                         |
| Repair Courts   | 9,000                   |
| <b>Ponds and Streams</b>                                  |                         |
| Aeration Compressors                                      | 5,700                   |
| Major Pond Repairs Ann, Begin 2012                        | 25,000                  |
| Pond Improvements Annually                                | 5,000                   |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description  | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2016 continued...</i></b>           |                  |
| Pumps every 2 yrs begin 2012                               | 6,000            |
| Total for 2016   | <u>\$325,719</u> |
| <br><b>Replacement Year 2017</b>                           |                  |
| <b>Landscape</b>   |                  |
| Irrigation Systems Ann, Begin 2011                         | 10,000           |
| Tree Pruning Annually begin 2009                           | 30,000           |
| Tree Removal/Replace Ann, Begin 2010                       | 4,000            |
| Xeriscape Ann, Begin 2010                                  | 5,000            |
| <b>Site Improvements</b>                                   |                  |
| Extraordinary Repairs/Damages Annually                     | 7,725            |
| Rotomill or Infrared Streets Pink 2017 then after 30 yrs   | 29,586           |
| Street Sealcoat 2012 then ea 5 yrs                         | 6,500            |
| <b>Exterior Painting</b>                                   |                  |
| Painting 2012  | 82,400           |
| <b>Clubhouse and Maint Garage</b>                          |                  |
| Clubhouse Wood Deck  | 15,937           |
| <b>Pool and Tennis Courts</b>                              |                  |
| Pool Furniture   | 10,000           |
| <b>Ponds and Streams</b>                                   |                  |
| Major Pond Repairs Ann, Begin 2012                         | 25,000           |
| Pond Improvements Annually                                 | 5,000            |
| Pumps ea 2 yrs begin 2013                                  | 9,000            |
| Total for 2017   | <u>\$240,148</u> |
| <br><b>Replacement Year 2018</b>                           |                  |
| <b>Landscape</b>   |                  |
| Irrigation Systems Ann, Begin 2011                         | 10,000           |
| Tree Pruning Annually begin 2009                           | 30,000           |
| Tree Removal/Replace Ann, Begin 2010                       | 4,000            |
| Xeriscape Ann, Begin 2010                                  | 5,000            |
| <b>Site Improvements</b>                                   |                  |
| Extraordinary Repairs/Damages Annually                     | 7,725            |
| Resurface Repair Paths 2013 then ea 5 yrs                  | 6,000            |
| Rotomill or Infrared Streets Orange 2018 then after 30 yrs | 48,664           |
| Street Sealcoat 2013 then ea 5 yrs                         | 8,720            |
| <b>Exterior Painting</b>                                   |                  |
| Painting 2013  | 75,000           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description  | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2018 continued...</i></b>           |                  |
| <b>Operating Equipment</b>                                 |                  |
| Mowers, Carts, Blowers 2013                                | 6,000            |
| <b>Ponds and Streams</b>                                   |                  |
| Major Pond Repairs Ann, Begin 2012                         | 25,000           |
| Pond Improvements Annually                                 | 5,000            |
| Pumps every 2 yrs begin 2012                               | <u>6,000</u>     |
| Total for 2018   | <b>\$237,109</b> |
| <br>   |                  |
| <b>Replacement Year 2019</b>                               |                  |
| <b>Landscape</b>   |                  |
| Irrigation Systems Ann, Begin 2011                         | 10,000           |
| Tree Pruning Annually begin 2009                           | 30,000           |
| Tree Removal/Replace Ann, Begin 2010                       | 4,000            |
| Xeriscape Ann, Begin 2010                                  | 5,000            |
| <b>Site Improvements</b>                                   |                  |
| Extraordinary Repairs/Damages Annually                     | 7,725            |
| Resurface Repair Paths 2009 then ea 5 yrs                  | 7,500            |
| Rotomill or Infrared Streets Yellow 2019 then after 30 yrs | 37,281           |
| Street Sealcoat 2009 then ea 5 yrs                         | 5,000            |
| <b>Exterior Painting</b>                                   |                  |
| Painting 2009  | 132,082          |
| <b>Clubhouse and Maint Garage</b>                          |                  |
| Clubhouse Windows  | 10,800           |
| <b>Ponds and Streams</b>                                   |                  |
| Major Pond Repairs Ann, Begin 2012                         | 25,000           |
| Pond Improvements Annually                                 | 5,000            |
| Pumps ea 2 yrs begin 2013                                  | <u>9,000</u>     |
| Total for 2019   | <b>\$288,387</b> |
| <br>   |                  |
| <b>Replacement Year 2020</b>                               |                  |
| <b>Landscape</b>   |                  |
| Irrigation Systems Ann, Begin 2011                         | 10,000           |
| Tree Pruning Annually begin 2009                           | 30,000           |
| Tree Removal/Replace Ann, Begin 2010                       | 4,000            |
| Xeriscape Ann, Begin 2010                                  | 5,000            |
| <b>Site Improvements</b>                                   |                  |
| Extraordinary Repairs/Damages Annually                     | 7,725            |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2020 continued...</i></b> |                  |
| Street Sealcoat 2010 then ea 5 yrs               | 5,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2010                                    | 140,000          |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2010                      | 5,000            |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | <u>6,000</u>     |
| Total for 2020                                   | <b>\$242,725</b> |
| <br>   |                  |
| <b>Replacement Year 2021</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2011                                    | 134,800          |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Carpet                                 | 5,504            |
| <b>Pool and Tennis Courts</b>                    |                  |
| Repair Courts                                    | 9,000            |
| <b>Ponds and Streams</b>                         |                  |
| Aeration Compressors                             | 5,700            |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | <u>9,000</u>     |
| Total for 2021                                   | <b>\$250,729</b> |
| <br>   |                  |
| <b>Replacement Year 2022</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2022 continued...</i></b> |                  |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Street Sealcoat 2012 then ea 5 yrs               | 6,500            |
| Street Signs                                     | 1,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2012                                    | 82,400           |
| <b>Pool and Tennis Courts</b>                    |                  |
| Hot Tub  | 7,500            |
| Pool Boiler                                      | 10,000           |
| Pool Interior Structure ea 15 yrs                | 16,992           |
| Pool Wood Deck                                   | 6,000            |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Cleaning Ea 10 yrs Begin 2022               | 10,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | 6,000            |
| Total for 2022                                   | <u>\$233,117</u> |
| <br><b>Replacement Year 2023</b>                 |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface Repair Paths 2013 then ea 5 yrs        | 6,000            |
| Street Sealcoat 2013 then ea 5 yrs               | 8,720            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2013                                    | 75,000           |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Shed   | 6,000            |
| <b>Operating Equipment</b>                       |                  |
| Cab and Blade for Tractor                        | 16,000           |
| Mowers, Carts, Blowers 2013                      | 6,000            |
| Truck Two 2013                                   | 35,000           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2023 continued...</i></b> |                  |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | 9,000            |
| Total for 2023                                   | <u>\$248,445</u> |
| <b>Replacement Year 2024</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Exterior Lighting                                | 10,000           |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface Repair Paths 2009 then ea 5 yrs        | 7,500            |
| Street Sealcoat 2009 then ea 5 yrs               | 5,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2009                                    | 132,082          |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Furniture and Appliances                         | 15,000           |
| <b>Pool and Tennis Courts</b>                    |                  |
| Pool Furniture                                   | 10,000           |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | 6,000            |
| Total for 2024                                   | <u>\$272,307</u> |
| <b>Replacement Year 2025</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2025 continued...</i></b> |                  |
| Pond Storm Culverts                              | 10,000           |
| Street Sealcoat 2010 then ea 5 yrs               | 5,000            |
| Water Laterals 1                                 | 36,400           |
| <b>Exterior Painting</b>                         |                  |
| Painting 2010                                    | 140,000          |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2010                      | 5,000            |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | 9,000            |
| Total for 2025                                   | <u>\$292,125</u> |
| <br><b>Replacement Year 2026</b>                 |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2011                                    | 134,800          |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Carpet                                 | 5,504            |
| <b>Pool and Tennis Courts</b>                    |                  |
| Pool Concrete Deck                               | 19,997           |
| Repair Courts                                    | 9,000            |
| Tennis Court Fencing and Nets 2011               | 8,167            |
| <b>Ponds and Streams</b>                         |                  |
| Aeration Compressors                             | 5,700            |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | 6,000            |
| Total for 2026                                   | <u>\$275,892</u> |
| <br><b>Replacement Year 2027</b>                 |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures            |
|--|-------------------------|
| <b><i>Replacement Year 2027 continued...</i></b> |                         |
| Tree Pruning Annually begin 2009                 | 30,000                  |
| Tree Removal/Replace Ann, Begin 2010             | 4,000                   |
| Xeriscape Ann, Begin 2010                        | 5,000                   |
| <b>Site Improvements</b>                         |                         |
| Extraordinary Repairs/Damages Annually           | 7,725                   |
| Resurface and Repair Streets 2027                | 4,119                   |
| Street Sealcoat 2012 then ea 5 yrs               | 6,500                   |
| <b>Exterior Painting</b>                         |                         |
| Painting 2012                                    | 82,400                  |
| <b>Clubhouse and Maint Garage</b>                |                         |
| Air Conditioner Party Room                       | 5,700                   |
| <b>Ponds and Streams</b>                         |                         |
| Major Pond Repairs Ann, Begin 2012               | 25,000                  |
| Pond Improvements Annually                       | 5,000                   |
| Pumps ea 2 yrs begin 2013                        | 9,000                   |
| Total for 2027                                   | <u><b>\$194,444</b></u> |
| <br><b>Replacement Year 2028</b>                 |                         |
| <b>Landscape</b>                                 |                         |
| Irrigation Systems Ann, Begin 2011               | 10,000                  |
| Tree Pruning Annually begin 2009                 | 30,000                  |
| Tree Removal/Replace Ann, Begin 2010             | 4,000                   |
| Xeriscape Ann, Begin 2010                        | 5,000                   |
| <b>Site Improvements</b>                         |                         |
| Extraordinary Repairs/Damages Annually           | 7,725                   |
| Resurface Repair Paths 2013 then ea 5 yrs        | 6,000                   |
| Street Sealcoat 2013 then ea 5 yrs               | 8,720                   |
| <b>Exterior Painting</b>                         |                         |
| Painting 2013                                    | 75,000                  |
| <b>Clubhouse and Maint Garage</b>                |                         |
| Ladies Shower and Bathroom                       | 5,575                   |
| <b>Operating Equipment</b>                       |                         |
| Mowers, Carts, Blowers 2013                      | 6,000                   |
| <b>Pool and Tennis Courts</b>                    |                         |
| Pool Cover                                       | 3,000                   |
| <b>Ponds and Streams</b>                         |                         |
| Major Pond Repairs Ann, Begin 2012               | 25,000                  |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2028 continued...</i></b> |                  |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | <u>6,000</u>     |
| Total for 2028                                   | <b>\$197,020</b> |
| <br>   |                  |
| <b>Replacement Year 2029</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface Repair Paths 2009 then ea 5 yrs        | 7,500            |
| Street Sealcoat 2009 then ea 5 yrs               | 5,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2009                                    | 132,082          |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | <u>9,000</u>     |
| Total for 2029                                   | <b>\$240,306</b> |
| <br>   |                  |
| <b>Replacement Year 2030</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Street Sealcoat 2010 then ea 5 yrs               | 5,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2010                                    | 140,000          |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2010                      | 5,000            |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2030 continued...</i></b> |                  |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | <u>6,000</u>     |
| Total for 2030                                   | <b>\$242,725</b> |
| <br>   |                  |
| <b>Replacement Year 2031</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface/Repair Streets 2011                    | 6,000            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2011                                    | 134,800          |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Carpet                                 | 5,504            |
| <b>Pool and Tennis Courts</b>                    |                  |
| Pool Furniture                                   | 10,000           |
| Repair Courts                                    | 9,000            |
| <b>Ponds and Streams</b>                         |                  |
| Aeration Compressors                             | 5,700            |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | <u>9,000</u>     |
| Total for 2031                                   | <b>\$266,729</b> |
| <br>   |                  |
| <b>Replacement Year 2032</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface/Repair Streets 2012                    | 39,999           |
| Street Sealcoat 2012 then ea 5 yrs               | 6,500            |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2032 continued...</i></b> |                  |
| <b>Exterior Painting</b>                         |                  |
| Painting 2012                                    | 82,400           |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Wood Deck                              | 15,937           |
| <b>Pool and Tennis Courts</b>                    |                  |
| Hot Tub  | 7,500            |
| Pool Boiler                                      | 10,000           |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Cleaning Ea 10 yrs Begin 2022               | 10,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps every 2 yrs begin 2012                     | <u>6,000</u>     |
| Total for 2032                                   | <b>\$265,061</b> |
| <br>   |                  |
| <b>Replacement Year 2033</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Bridges over Ponds                               | 15,978           |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Fire Hydrants                                    | 30,000           |
| Resurface Repair Paths 2013 then ea 5 yrs        | 6,000            |
| Sewer Laterals                                   | 44,800           |
| Street Sealcoat 2013 then ea 5 yrs               | 8,720            |
| Water Laterals 2                                 | 36,400           |
| <b>Exterior Painting</b>                         |                  |
| Painting 2013                                    | 75,000           |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2013                      | 6,000            |
| Truck Two 2013                                   | 35,000           |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |
| Pumps ea 2 yrs begin 2013                        | <u>9,000</u>     |
| Total for 2033                                   | <b>\$353,623</b> |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                               | Expenditures     |
|---|------------------|
| <b>Replacement Year 2034</b>              |                  |
| <b>Landscape</b>                          |                  |
| Irrigation Systems Ann, Begin 2011        | 10,000           |
| Tree Pruning Annually begin 2009          | 30,000           |
| Tree Removal/Replace Ann, Begin 2010      | 4,000            |
| Xeriscape Ann, Begin 2010                 | 5,000            |
| <b>Site Improvements</b>                  |                  |
| Exterior Lighting                         | 10,000           |
| Extraordinary Repairs/Damages Annually    | 7,725            |
| Resurface Repair Paths 2009 then ea 5 yrs | 7,500            |
| Street Sealcoat 2009 then ea 5 yrs        | 5,000            |
| <b>Exterior Painting</b>                  |                  |
| Painting 2009                             | 132,082          |
| <b>Clubhouse and Maint Garage</b>         |                  |
| Air Handling Unit                         | 3,200            |
| <b>Ponds and Streams</b>                  |                  |
| Major Pond Repairs Ann, Begin 2012        | 25,000           |
| Pond Improvements Annually                | 5,000            |
| Pumps every 2 yrs begin 2012              | 6,000            |
| Total for 2034                            | <u>\$250,507</u> |
| <br>                                      |                  |
| <b>Replacement Year 2035</b>              |                  |
| <b>Landscape</b>                          |                  |
| Irrigation Systems Ann, Begin 2011        | 10,000           |
| Tree Pruning Annually begin 2009          | 30,000           |
| Tree Removal/Replace Ann, Begin 2010      | 4,000            |
| Xeriscape Ann, Begin 2010                 | 5,000            |
| <b>Site Improvements</b>                  |                  |
| Extraordinary Repairs/Damages Annually    | 7,725            |
| Pond Storm Culverts                       | 10,000           |
| Street Sealcoat 2010 then ea 5 yrs        | 5,000            |
| <b>Exterior Painting</b>                  |                  |
| Painting 2010                             | 140,000          |
| <b>Operating Equipment</b>                |                  |
| Mowers, Carts, Blowers 2010               | 5,000            |
| <b>Ponds and Streams</b>                  |                  |
| Major Pond Repairs Ann, Begin 2012        | 25,000           |
| Pond Improvements Annually                | 5,000            |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description  | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2035 continued...</i></b>         |                  |
| Pumps ea 2 yrs begin 2013                                | 9,000            |
| Total for 2035   | <u>\$255,725</u> |
| <br><b>Replacement Year 2036</b>                         |                  |
| <b>Landscape</b>   |                  |
| Irrigation Systems Ann, Begin 2011                       | 10,000           |
| Tree Pruning Annually begin 2009                         | 30,000           |
| Tree Removal/Replace Ann, Begin 2010                     | 4,000            |
| Xeriscape Ann, Begin 2010                                | 5,000            |
| <b>Site Improvements</b>                                 |                  |
| Concrete Replace/Repair 2009                             | 5,000            |
| Extraordinary Repairs/Damages Annually                   | 7,725            |
| <b>Exterior Painting</b>                                 |                  |
| Painting 2011  | 134,800          |
| <b>Clubhouse and Maint Garage</b>                        |                  |
| Clubhouse Carpet   | 5,504            |
| <b>Pool and Tennis Courts</b>                            |                  |
| Repair Courts  | 9,000            |
| <b>Ponds and Streams</b>                                 |                  |
| Aeration Compressors                                     | 5,700            |
| Major Pond Repairs Ann, Begin 2012                       | 25,000           |
| Pond Improvements Annually                               | 5,000            |
| Pumps every 2 yrs begin 2012                             | 6,000            |
| Total for 2036   | <u>\$252,729</u> |
| <br><b>Replacement Year 2037</b>                         |                  |
| <b>Landscape</b>   |                  |
| Irrigation Systems Ann, Begin 2011                       | 10,000           |
| Tree Pruning Annually begin 2009                         | 30,000           |
| Tree Removal/Replace Ann, Begin 2010                     | 4,000            |
| Xeriscape Ann, Begin 2010                                | 5,000            |
| <b>Site Improvements</b>                                 |                  |
| Extraordinary Repairs/Damages Annually                   | 7,725            |
| Retaining Walls 2011                                     | 3,459            |
| Rotomill or Infrared Streets Pink 2017 then after 30 yrs | 29,586           |
| Street Sealcoat 2012 then ea 5 yrs                       | 6,500            |
| <b>Exterior Painting</b>                                 |                  |
| Painting 2012  | 82,400           |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                                      | Expenditures     |
|--|------------------|
| <b><i>Replacement Year 2037 continued...</i></b> |                  |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Clubhouse Siding                                 | 11,904           |
| Furnace  | 5,750            |
| Renovate Repair Mens Shower Room                 | 5,000            |
| <b>Pool and Tennis Courts</b>                    |                  |
| Pool Wood Deck                                   | 6,000            |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Piping for Pumps                                 | 21,725           |
| Pond Improvements Annually                       | 5,000            |
| Pond Storm Drains                                | 24,640           |
| Pumps ea 2 yrs begin 2013                        | <u>9,000</u>     |
| Total for 2037                                   | <b>\$292,689</b> |
| <br>   |                  |
| <b>Replacement Year 2038</b>                     |                  |
| <b>Landscape</b>                                 |                  |
| Irrigation Systems Ann, Begin 2011               | 10,000           |
| Tree Pruning 2008                                | 40,000           |
| Tree Pruning Annually begin 2009                 | 30,000           |
| Tree Removal/Replace Ann, Begin 2010             | 4,000            |
| Xeriscape Ann, Begin 2010                        | 5,000            |
| <b>Site Improvements</b>                         |                  |
| Extraordinary Repairs/Damages Annually           | 7,725            |
| Resurface Repair Paths 2013 then ea 5 yrs        | 6,000            |
| Street Sealcoat 2013 then ea 5 yrs               | 8,720            |
| <b>Exterior Painting</b>                         |                  |
| Painting 2013                                    | 75,000           |
| <b>Clubhouse and Maint Garage</b>                |                  |
| Maint Garage Roof & Gutters                      | 6,000            |
| Shed   | 6,000            |
| <b>Operating Equipment</b>                       |                  |
| Mowers, Carts, Blowers 2013                      | 6,000            |
| <b>Pool and Tennis Courts</b>                    |                  |
| Pool Furniture                                   | 10,000           |
| <b>Ponds and Streams</b>                         |                  |
| Major Pond Repairs Ann, Begin 2012               | 25,000           |
| Pond Improvements Annually                       | 5,000            |

**Stoney Brook HOA  
RA Annual Expenditure Detail**

| Description                               | Expenditures     |
|---|------------------|
| <i>Replacement Year 2038 continued...</i> |                  |
| Pumps every 2 yrs begin 2012              | <u>6,000</u>     |
| Total for 2038                            | <b>\$250,445</b> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Irrigation Systems 2009 - 2009**

|                   |              |                       |                |
|-------------------|--------------|-----------------------|----------------|
| Asset ID          | 01-7         | Quantity              | 1 ea           |
|                   |              | Asset Cost            | \$30,000.00    |
|                   |              | Percent Replacement   | 100%           |
|                   | Landscape    | Future Cost           | \$30,000.00    |
| Placed in Service | January 2009 | Assigned Reserves     | \$30,000.00    |
| Useful Life       | 30           |                       |                |
|                   |              | Monthly Assessment    | \$83.33        |
| Replacement Year  | 2009         | Interest Contribution |                |
| Remaining Life    | 0            | Reserve Allocation    | <u>\$83.33</u> |

**Irrigation Systems 2010 - 2010**

|                   |              |                       |                |
|-------------------|--------------|-----------------------|----------------|
| Asset ID          | 1015         | Quantity              | 1 ea           |
|                   |              | Asset Cost            | \$20,000.00    |
|                   |              | Percent Replacement   | 100%           |
|                   | Landscape    | Future Cost           | \$20,000.00    |
| Placed in Service | January 2010 | Assigned Reserves     | \$19,333.33    |
| Useful Life       | 30           |                       |                |
|                   |              | Monthly Assessment    | \$55.55        |
| Replacement Year  | 2010         | Interest Contribution |                |
| Remaining Life    | 1            | Reserve Allocation    | <u>\$55.55</u> |

**Irrigation Systems Ann, Begin 2011 - 2011**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 1016         | Asset Cost            | \$10,000.00     |
|                   |              | Percent Replacement   | 100%            |
|                   | Landscape    | Future Cost           | \$10,000.00     |
| Placed in Service | January 2011 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 1            |                       |                 |
|                   |              | Monthly Assessment    | \$416.66        |
| Replacement Year  | 2011         | Interest Contribution |                 |
| Remaining Life    | 2            | Reserve Allocation    | <u>\$416.66</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Tree Pruning 2008 - 2038**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 01-8         | Quantity              | 1 ea            |
|                   |              | Asset Cost            | \$40,000.00     |
|                   |              | Percent Replacement   | 100%            |
|                   | Landscape    | Future Cost           | \$40,000.00     |
| Placed in Service | January 2008 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 30           |                       |                 |
|                   |              | Monthly Assessment    | \$114.94        |
| Replacement Year  | 2038         | Interest Contribution |                 |
| Remaining Life    | 29           | Reserve Allocation    | <u>\$114.94</u> |

ulife: 5  
remaining: 36  
inSer:2005

**Tree Pruning Annually begin 2009 - 2009**

|                   |              |                       |                   |
|-------------------|--------------|-----------------------|-------------------|
| Asset ID          | 01-9         | Quantity              | 1 ea              |
|                   |              | Asset Cost            | \$30,000.00       |
|                   |              | Percent Replacement   | 100%              |
|                   | Landscape    | Future Cost           | \$30,000.00       |
| Placed in Service | January 2009 | Assigned Reserves     | \$30,000.00       |
| Useful Life       | 1            |                       |                   |
|                   |              | Monthly Assessment    | \$2,500.00        |
| Replacement Year  | 2009         | Interest Contribution |                   |
| Remaining Life    | 0            | Reserve Allocation    | <u>\$2,500.00</u> |

ulife: 5  
remaining: 48  
inSer:2006

**Tree Removal/Replace Ann, Begin 2010 - 2010**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 1017         | Quantity              | 1 ea            |
|                   |              | Asset Cost            | \$4,000.00      |
|                   |              | Percent Replacement   | 100%            |
|                   | Landscape    | Future Cost           | \$4,000.00      |
| Placed in Service | January 2010 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 1            |                       |                 |
|                   |              | Monthly Assessment    | \$333.33        |
| Replacement Year  | 2010         | Interest Contribution |                 |
| Remaining Life    | 1            | Reserve Allocation    | <u>\$333.33</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Tree Removal/Replacement 2009 - 2009**

|                   |              |                       |                |
|-------------------|--------------|-----------------------|----------------|
| Asset ID          | 01-13        | Quantity              | 1 ea           |
|                   |              | Asset Cost            | \$5,000.00     |
|                   |              | Percent Replacement   | 100%           |
|                   | Landscape    | Future Cost           | \$5,000.00     |
| Placed in Service | January 2009 | Assigned Reserves     | \$5,000.00     |
| Useful Life       | 30           |                       |                |
|                   |              | Monthly Assessment    | \$13.88        |
| Replacement Year  | 2009         | Interest Contribution |                |
| Remaining Life    | 0            | Reserve Allocation    | <u>\$13.88</u> |

ulife: 30  
remaining: 24  
inSer:1979

**Xeriscape 2009 - 2009**

|                   |              |                       |                |
|-------------------|--------------|-----------------------|----------------|
| Asset ID          | 01-3         | Quantity              | 1 ea           |
|                   |              | Asset Cost            | \$6,000.00     |
|                   |              | Percent Replacement   | 100%           |
|                   | Landscape    | Future Cost           | \$6,000.00     |
| Placed in Service | January 2009 | Assigned Reserves     | \$6,000.00     |
| Useful Life       | 30           |                       |                |
|                   |              | Monthly Assessment    | \$16.66        |
| Replacement Year  | 2009         | Interest Contribution |                |
| Remaining Life    | 0            | Reserve Allocation    | <u>\$16.66</u> |

**ulife: 30  
remaining: 24  
inSer:1979**

**Xeriscape Ann, Begin 2010 - 2010**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 01-2         | Quantity              | 1 ea            |
|                   |              | Asset Cost            | \$5,000.00      |
|                   |              | Percent Replacement   | 100%            |
|                   | Landscape    | Future Cost           | \$5,000.00      |
| Placed in Service | January 2010 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 1            |                       |                 |
|                   |              | Monthly Assessment    | \$416.66        |
| Replacement Year  | 2010         | Interest Contribution |                 |
| Remaining Life    | 1            | Reserve Allocation    | <u>\$416.66</u> |

**ulife: 30  
remaining: 12  
inSer:1978**

**Stoney Brook HOA  
RA Detail Report by Category**

|                                       |                  |
|---------------------------------------|------------------|
| <b>Landscape - Total Current Cost</b> | <b>\$150,000</b> |
| <b>Assigned Reserves</b>              | <b>\$90,333</b>  |
| <b>Fully Funded Reserves</b>          | <b>\$91,667</b>  |

**Stoney Brook HOA  
RA Detail Report by Category**

**Bridges over Ponds - 2013**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-43        | Quantity              | 160 lf          |
|                   |              | Asset Cost            | \$15,977.60     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$15,977.60     |
| Placed in Service | January 1993 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 20           |                       |                 |
|                   |              | Monthly Assessment    | \$332.86        |
| Replacement Year  | 2013         | Interest Contribution |                 |
| Remaining Life    | 4            | Reserve Allocation    | <u>\$332.86</u> |

**ulife: 20  
remaining: 72  
inSer:1993**

**Concrete Replace/Repair 2010 - 2010**

|                   |              |                       |                |
|-------------------|--------------|-----------------------|----------------|
| Asset ID          | 02-33        | Quantity              | 416 lf         |
|                   |              | Asset Cost            | \$5,000.32     |
|                   |              | Percent Replacement   | 100%           |
| Site Improvements |              | Future Cost           | \$5,000.32     |
| Placed in Service | January 1983 | Assigned Reserves     | \$4,815.12     |
| Useful Life       | 27           |                       |                |
|                   |              | Monthly Assessment    | \$15.43        |
| Replacement Year  | 2010         | Interest Contribution |                |
| Remaining Life    | 1            | Reserve Allocation    | <u>\$15.43</u> |

**ulife: 27  
remaining: 36  
inSer:1983**

**Concrete Replace/Repair 2009 - 2009**

|                   |              |                       |                |
|-------------------|--------------|-----------------------|----------------|
| Asset ID          | 1019         | Quantity              | 416 l.f.       |
|                   |              | Asset Cost            | \$5,000.32     |
|                   |              | Percent Replacement   | 100%           |
| Site Improvements |              | Future Cost           | \$5,000.32     |
| Placed in Service | January 2009 | Assigned Reserves     | \$5,000.32     |
| Useful Life       | 27           |                       |                |
|                   |              | Monthly Assessment    | \$15.43        |
| Replacement Year  | 2009         | Interest Contribution |                |
| Remaining Life    | 0            | Reserve Allocation    | <u>\$15.43</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Exterior Lighting - 2014**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-50        | Quantity              | 229 ea          |
|                   |              | Asset Cost            | \$10,000.43     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$10,000.43     |
| Placed in Service | January 2014 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 10           |                       |                 |
|                   |              | Monthly Assessment    | \$166.67        |
| Replacement Year  | 2014         | Interest Contribution |                 |
| Remaining Life    | 5            | Reserve Allocation    | <u>\$166.67</u> |

ulife: 20  
remaining: 180  
inSer:2002

**Extraordinary Repairs/Damages Annually - 2009**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 1009         | Quantity              | 1 ea            |
|                   |              | Asset Cost            | \$7,725.00      |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$7,725.00      |
| Placed in Service | January 2009 | Assigned Reserves     | \$7,725.00      |
| Useful Life       | 1            |                       |                 |
|                   |              | Monthly Assessment    | \$643.75        |
| Replacement Year  | 2009         | Interest Contribution |                 |
| Remaining Life    | 0            | Reserve Allocation    | <u>\$643.75</u> |

**Fire Hydrants - 2033**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-52        | Quantity              | 25 ea           |
|                   |              | Asset Cost            | \$30,000.00     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$30,000.00     |
| Placed in Service | January 2003 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 30           |                       |                 |
|                   |              | Monthly Assessment    | \$104.16        |
| Replacement Year  | 2033         | Interest Contribution |                 |
| Remaining Life    | 24           | Reserve Allocation    | <u>\$104.16</u> |

ulife: 30  
remaining: 312  
inSer:2003

**Stoney Brook HOA  
RA Detail Report by Category**

**Monument Signage - 2013**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-45        | Quantity              | 3 ea            |
|                   |              | Asset Cost            | \$7,500.00      |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$7,500.00      |
| Placed in Service | January 1990 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 23           |                       |                 |
| Replacement Year  | 2013         | Monthly Assessment    | \$156.25        |
| Remaining Life    | 4            | Interest Contribution |                 |
|                   |              | Reserve Allocation    | <u>\$156.25</u> |

**ulife: 23  
remaining: 72  
inSer:1990**

**Perimeter-Yosemite Fence - 2011**

|                   |              |                       |                   |
|-------------------|--------------|-----------------------|-------------------|
| Asset ID          | 02-41        | Quantity              | 1 ea              |
|                   |              | Asset Cost            | \$48,000.00       |
|                   |              | Percent Replacement   | 100%              |
| Site Improvements |              | Future Cost           | \$48,000.00       |
| Placed in Service | January 1983 | Assigned Reserves     | <i>none</i>       |
| Useful Life       | 28           |                       |                   |
| Replacement Year  | 2011         | Monthly Assessment    | \$2,000.00        |
| Remaining Life    | 2            | Interest Contribution |                   |
|                   |              | Reserve Allocation    | <u>\$2,000.00</u> |

**Pond Storm Culverts - 2015**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-55        | Quantity              | 77 ea           |
|                   |              | Asset Cost            | \$9,999.99      |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$9,999.99      |
| Placed in Service | January 2015 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 10           |                       |                 |
| Replacement Year  | 2015         | Monthly Assessment    | \$138.88        |
| Remaining Life    | 6            | Interest Contribution |                 |
|                   |              | Reserve Allocation    | <u>\$138.88</u> |

**ulife: 5  
remaining: 312  
inSer:2033**

**Stoney Brook HOA  
RA Detail Report by Category**

**Resurface Repair Paths 2009 then ea 5 yrs - 2009**

|                   |              |                       |            |
|-------------------|--------------|-----------------------|------------|
| Asset ID          | 02-28        | Quantity              | 2,066 ea   |
|                   |              | Asset Cost            | \$7,499.58 |
|                   |              | Percent Replacement   | 100%       |
| Site Improvements |              | Future Cost           | \$7,499.58 |
| Placed in Service | January 2004 | Assigned Reserves     | \$7,499.58 |
| Useful Life       | 5            |                       |            |
| Replacement Year  | 2009         | Monthly Assessment    | \$124.99   |
| Remaining Life    | 0            | Interest Contribution |            |
|                   |              | Reserve Allocation    | \$124.99   |

**Resurface Repair Paths 2013 then ea 5 yrs - 2013**

|                   |              |                       |             |
|-------------------|--------------|-----------------------|-------------|
| Asset ID          | 02-26        | Quantity              | 1,653 lf    |
|                   |              | Asset Cost            | \$6,000.39  |
|                   |              | Percent Replacement   | 100%        |
| Site Improvements |              | Future Cost           | \$6,000.39  |
| Placed in Service | January 2013 | Assigned Reserves     | <i>none</i> |
| Useful Life       | 5            |                       |             |
| Replacement Year  | 2013         | Monthly Assessment    | \$125.00    |
| Remaining Life    | 4            | Interest Contribution |             |
|                   |              | Reserve Allocation    | \$125.00    |

**ulife: 5  
remaining: 0  
inSer:2002**

**Resurface and Repair Streets 2027 - 2027**

|                   |              |                       |             |
|-------------------|--------------|-----------------------|-------------|
| Asset ID          | 02-21        | Quantity              | 3,745 lf    |
|                   |              | Asset Cost            | \$4,119.50  |
|                   |              | Percent Replacement   | 100%        |
| Site Improvements |              | Future Cost           | \$4,119.50  |
| Placed in Service | January 2027 | Assigned Reserves     | <i>none</i> |
| Useful Life       | 10           |                       |             |
| Replacement Year  | 2027         | Monthly Assessment    | \$19.07     |
| Remaining Life    | 18           | Interest Contribution |             |
|                   |              | Reserve Allocation    | \$19.07     |

**ulife: 10  
remaining: 240  
inSer:2027**

**Stoney Brook HOA  
RA Detail Report by Category**

| Resurface/Repair Streets 2009 - 2009 |                   |                       |            |
|--------------------------------------|-------------------|-----------------------|------------|
| Asset ID                             | 02-18             | Quantity              | 4,545 lf   |
|                                      |                   | Asset Cost            | \$4,999.50 |
|                                      |                   | Percent Replacement   | 100%       |
|                                      | Site Improvements | Future Cost           | \$4,999.50 |
| Placed in Service                    | January 1989      | Assigned Reserves     | \$4,999.50 |
| Useful Life                          | 20                |                       |            |
|                                      |                   | Monthly Assessment    | \$20.83    |
| Replacement Year                     | 2009              | Interest Contribution |            |
| Remaining Life                       | 0                 | Reserve Allocation    | \$20.83    |

**ulife: 20  
remaining: 24  
inSer:1989**

| Resurface/Repair Streets 2010 - 2010 |                   |                       |             |
|--------------------------------------|-------------------|-----------------------|-------------|
| Asset ID                             | 02-19             | Quantity              | 3,636 lf    |
|                                      |                   | Asset Cost            | \$3,999.60  |
|                                      |                   | Percent Replacement   | 100%        |
|                                      | Site Improvements | Future Cost           | \$3,999.60  |
| Placed in Service                    | January 1990      | Assigned Reserves     | <i>none</i> |
| Useful Life                          | 20                |                       |             |
|                                      |                   | Monthly Assessment    | \$333.30    |
| Replacement Year                     | 2010              | Interest Contribution |             |
| Remaining Life                       | 1                 | Reserve Allocation    | \$333.30    |

| Resurface/Repair Streets 2011 - 2011 |                   |                       |             |
|--------------------------------------|-------------------|-----------------------|-------------|
| Asset ID                             | 02-20             | Quantity              | 1 ea        |
|                                      | test              | Asset Cost            | \$6,000.00  |
|                                      |                   | Percent Replacement   | 100%        |
|                                      | Site Improvements | Future Cost           | \$6,000.00  |
| Placed in Service                    | January 1991      | Assigned Reserves     | <i>none</i> |
| Useful Life                          | 20                |                       |             |
|                                      |                   | Monthly Assessment    | \$250.00    |
| Replacement Year                     | 2011              | Interest Contribution |             |
| Remaining Life                       | 2                 | Reserve Allocation    | \$250.00    |

**Stoney Brook HOA  
RA Detail Report by Category**

| Resurface/Repair Streets 2012 - 2012 |              |                       |             |
|--------------------------------------|--------------|-----------------------|-------------|
| Asset ID                             | 1018         | Quantity              | 36,363      |
|                                      |              | Asset Cost            | \$39,999.30 |
|                                      |              | Percent Replacement   | 100%        |
| Site Improvements                    |              | Future Cost           | \$39,999.30 |
| Placed in Service                    | January 2012 | Assigned Reserves     | <i>none</i> |
| Useful Life                          | 20           |                       |             |
| Replacement Year                     | 2012         | Monthly Assessment    | \$1,111.09  |
| Remaining Life                       | 3            | Interest Contribution |             |
|                                      |              | Reserve Allocation    | \$1,111.09  |

| Retaining Walls 2011 - 2011 |              |                       |             |
|-----------------------------|--------------|-----------------------|-------------|
| Asset ID                    | 02-38        | Quantity              | 953 lf      |
|                             |              | Asset Cost            | \$3,459.39  |
|                             |              | Percent Replacement   | 100%        |
| Site Improvements           |              | Future Cost           | \$3,459.39  |
| Placed in Service           | January 1985 | Assigned Reserves     | <i>none</i> |
| Useful Life                 | 26           |                       |             |
| Replacement Year            | 2011         | Monthly Assessment    | \$144.14    |
| Remaining Life              | 2            | Interest Contribution |             |
|                             |              | Reserve Allocation    | \$144.14    |

ulife: 26  
remaining: 48  
inSer:1985

| Retaining Walls 2009 - 2009 |              |                       |             |
|-----------------------------|--------------|-----------------------|-------------|
| Asset ID                    | 02-36        | Quantity              | 2,755 ea    |
|                             |              | Asset Cost            | \$10,000.65 |
|                             |              | Percent Replacement   | 100%        |
| Site Improvements           |              | Future Cost           | \$10,000.65 |
| Placed in Service           | January 1981 | Assigned Reserves     | \$10,000.65 |
| Useful Life                 | 28           |                       |             |
| Replacement Year            | 2009         | Monthly Assessment    | \$29.76     |
| Remaining Life              | 0            | Interest Contribution |             |
|                             |              | Reserve Allocation    | \$29.76     |

ulife: 28  
remaining: 24  
inSer:1981

**Stoney Brook HOA  
RA Detail Report by Category**

**Retaining Walls 2010 - 2010**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-37        | Quantity              | 2,755 lf        |
|                   |              | Asset Cost            | \$10,000.65     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$10,000.65     |
| Placed in Service | January 1982 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 28           |                       |                 |
|                   |              | Monthly Assessment    | \$833.38        |
| Replacement Year  | 2010         | Interest Contribution |                 |
| Remaining Life    | 1            | Reserve Allocation    | <u>\$833.38</u> |

ulife: 27  
remaining: 36  
inSer:1983

**Rotomill or Infrared Streets Yellow 2019 then after 30 yrs - 2019**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-49        | Quantity              | 33,892 □ ft     |
|                   |              | Asset Cost            | \$37,281.20     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$37,281.20     |
| Placed in Service | January 2001 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 18           |                       |                 |
|                   |              | Monthly Assessment    | \$310.67        |
| Replacement Year  | 2019         | Interest Contribution |                 |
| Remaining Life    | 10           | Reserve Allocation    | <u>\$310.67</u> |

ulife: 18  
remaining: 144  
inSer:2001

**Rotomill or Infrared Streets Blue 2016 then after 30 yrs - 2016**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-46        | Quantity              | 70,900 □ ft     |
|                   |              | Asset Cost            | \$77,990.00     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$77,990.00     |
| Placed in Service | January 1995 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 21           |                       |                 |
|                   |              | Monthly Assessment    | \$928.45        |
| Replacement Year  | 2016         | Interest Contribution |                 |
| Remaining Life    | 7            | Reserve Allocation    | <u>\$928.45</u> |

ulife: 21

**Stoney Brook HOA  
RA Detail Report by Category**

*Rotomill or Infrared Streets Blue 2016 then after 30 yrs continued...*

remaining: 108  
inSer:1995

**Rotomill or Infrared Streets Green 2015 then after 30 yrs - 2015**

|                   |                   |                       |                   |
|-------------------|-------------------|-----------------------|-------------------|
|                   |                   | Quantity              | 64,254 □ ft       |
| Asset ID          | 02-44             | Asset Cost            | \$70,679.40       |
|                   |                   | Percent Replacement   | 100%              |
|                   | Site Improvements | Future Cost           | \$70,679.40       |
| Placed in Service | January 1993      | Assigned Reserves     | <i>none</i>       |
| Useful Life       | 22                |                       |                   |
|                   |                   | Monthly Assessment    | \$981.65          |
| Replacement Year  | 2015              | Interest Contribution | <u>          </u> |
| Remaining Life    | 6                 | Reserve Allocation    | \$981.65          |

**ulife: 22**  
**remaining: 96**  
**inSer:1993**

**Rotomill or Infrared Streets Orange 2018 then after 30 yrs - 2018**

|                   |                   |                       |                   |
|-------------------|-------------------|-----------------------|-------------------|
|                   |                   | Quantity              | 44,240 □ ft       |
| Asset ID          | 02-48             | Asset Cost            | \$48,664.00       |
|                   |                   | Percent Replacement   | 100%              |
|                   | Site Improvements | Future Cost           | \$48,664.00       |
| Placed in Service | January 2006      | Assigned Reserves     | <i>none</i>       |
| Useful Life       | 12                |                       |                   |
|                   |                   | Monthly Assessment    | \$450.59          |
| Replacement Year  | 2018              | Interest Contribution | <u>          </u> |
| Remaining Life    | 9                 | Reserve Allocation    | \$450.59          |

ulife: 12  
remaining: 132  
inSer:2006

**Stoney Brook HOA  
RA Detail Report by Category**

**Rotomill or Infrared Streets Pink 2017 then after 30 yrs - 2017**

|                   |              |                       |                   |
|-------------------|--------------|-----------------------|-------------------|
| Asset ID          | 02-47        | Quantity              | 26,896 □ ft       |
|                   |              | Asset Cost            | \$29,585.60       |
|                   |              | Percent Replacement   | 100%              |
| Site Improvements |              | Future Cost           | \$29,585.60       |
| Placed in Service | January 1997 | Assigned Reserves     | <i>none</i>       |
| Useful Life       | 20           |                       |                   |
| Replacement Year  | 2017         | Monthly Assessment    | \$308.18          |
| Remaining Life    | 8            | Interest Contribution | <u>          </u> |
|                   |              | Reserve Allocation    | \$308.18          |

ulife: 20  
remaining: 120  
inSer:1997

**Sewer Laterals - 2033**

|                   |              |                       |                   |
|-------------------|--------------|-----------------------|-------------------|
| Asset ID          | 02-53        | Quantity              | 28 ea             |
|                   |              | Asset Cost            | \$44,800.00       |
|                   |              | Percent Replacement   | 100%              |
| Site Improvements |              | Future Cost           | \$44,800.00       |
| Placed in Service | January 2033 | Assigned Reserves     | <i>none</i>       |
| Useful Life       | 26           |                       |                   |
| Replacement Year  | 2033         | Monthly Assessment    | \$155.55          |
| Remaining Life    | 24           | Interest Contribution | <u>          </u> |
|                   |              | Reserve Allocation    | \$155.55          |

ulife: 26  
remaining: 312  
inSer:2033

**Street Sealcoat 2013 then ea 5 yrs - 2013**

|                   |              |                       |                   |
|-------------------|--------------|-----------------------|-------------------|
| Asset ID          | 02-23        | Quantity              | 72,667 □ ft       |
|                   |              | Asset Cost            | \$8,720.04        |
|                   |              | Percent Replacement   | 100%              |
| Site Improvements |              | Future Cost           | \$8,720.04        |
| Placed in Service | January 2013 | Assigned Reserves     | <i>none</i>       |
| Useful Life       | 5            |                       |                   |
| Replacement Year  | 2013         | Monthly Assessment    | \$181.66          |
| Remaining Life    | 4            | Interest Contribution | <u>          </u> |
|                   |              | Reserve Allocation    | \$181.66          |

**Stoney Brook HOA**  
**RA Detail Report by Category**

Street Sealcoat 2009 then ea 5 yrs - 2009

|                   |                   |                       |             |
|-------------------|-------------------|-----------------------|-------------|
|                   |                   |                       |             |
| Asset ID          | 02-24             | Quantity              | 41,666 □ ft |
|                   |                   | Asset Cost            | \$4,999.92  |
|                   |                   | Percent Replacement   | 100%        |
|                   | Site Improvements | Future Cost           | \$4,999.92  |
| Placed in Service | January 2004      | Assigned Reserves     | \$4,999.92  |
| Useful Life       | 5                 |                       |             |
|                   |                   | Monthly Assessment    | \$83.33     |
| Replacement Year  | 2009              | Interest Contribution |             |
| Remaining Life    | 0                 | Reserve Allocation    | \$83.33     |

ulife: 5  
remaining: 24  
inSer:2004

Street Sealcoat 2010 then ea 5 yrs - 2010

|                   |                   |                       |             |
|-------------------|-------------------|-----------------------|-------------|
|                   |                   |                       |             |
| Asset ID          | 02-25             | Quantity              | 41,666 □ ft |
|                   |                   | Asset Cost            | \$4,999.92  |
|                   |                   | Percent Replacement   | 100%        |
|                   | Site Improvements | Future Cost           | \$4,999.92  |
| Placed in Service | January 2005      | Assigned Reserves     | <i>none</i> |
| Useful Life       | 5                 |                       |             |
|                   |                   | Monthly Assessment    | \$416.66    |
| Replacement Year  | 2010              | Interest Contribution |             |
| Remaining Life    | 1                 | Reserve Allocation    | \$416.66    |

ulife: 5  
remaining: 36  
inSer:2005

Street Sealcoat 2012 then ea 5 yrs - 2012

|                   |                   |                       |             |
|-------------------|-------------------|-----------------------|-------------|
|                   |                   |                       |             |
| Asset ID          | 02-22             | Quantity              | 54,164 □ ft |
|                   |                   | Asset Cost            | \$6,499.68  |
|                   |                   | Percent Replacement   | 100%        |
|                   | Site Improvements | Future Cost           | \$6,499.68  |
| Placed in Service | January 2012      | Assigned Reserves     | <i>none</i> |
| Useful Life       | 5                 |                       |             |
|                   |                   | Monthly Assessment    | \$180.54    |
| Replacement Year  | 2012              | Interest Contribution |             |
| Remaining Life    | 3                 | Reserve Allocation    | \$180.54    |

**ulife: 5**  
**remaining: 0**  
**inSer:2002**

**Stoney Brook HOA**  
**RA Detail Report by Category**

**Street Signs - 2022**

|                   |              |                       |               |
|-------------------|--------------|-----------------------|---------------|
| Asset ID          | 02-42        | Quantity              | 1 ea          |
|                   |              | Asset Cost            | \$1,000.00    |
|                   |              | Percent Replacement   | 100%          |
| Site Improvements |              | Future Cost           | \$1,000.00    |
| Placed in Service | January 1992 | Assigned Reserves     | <i>none</i>   |
| Useful Life       | 30           |                       |               |
|                   |              | Monthly Assessment    | \$6.41        |
| Replacement Year  | 2022         | Interest Contribution |               |
| Remaining Life    | 13           | Reserve Allocation    | <u>\$6.41</u> |

ulife: 15  
remaining: 0  
inSer:1992

**Water Laterals 1 - 2025**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-51        | Quantity              | 28 ea           |
|                   |              | Asset Cost            | \$36,400.00     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$36,400.00     |
| Placed in Service | January 2025 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 12           |                       |                 |
|                   |              | Monthly Assessment    | \$189.58        |
| Replacement Year  | 2025         | Interest Contribution |                 |
| Remaining Life    | 16           | Reserve Allocation    | <u>\$189.58</u> |

ulife: 12  
remaining: 216  
inSer:2025

**Water Laterals 2 - 2033**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 02-54        | Quantity              | 28 ea           |
|                   |              | Asset Cost            | \$36,400.00     |
|                   |              | Percent Replacement   | 100%            |
| Site Improvements |              | Future Cost           | \$36,400.00     |
| Placed in Service | January 2033 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 4            |                       |                 |
|                   |              | Monthly Assessment    | \$126.38        |
| Replacement Year  | 2033         | Interest Contribution |                 |
| Remaining Life    | 24           | Reserve Allocation    | <u>\$126.38</u> |

ulife: 4  
remaining: 312  
inSer:2033

**Stoney Brook HOA  
RA Detail Report by Category**

|   |                  |
|---|------------------|
| <b>Site Improvements - Total Current Cost</b> | <b>\$643,302</b> |
| <b>Assigned Reserves</b>                      | <b>\$45,040</b>  |
| <b>Fully Funded Reserves</b>                  | <b>\$343,065</b> |

**Stoney Brook HOA**  
**RA Detail Report by Category**

| Painting 2009 - 2009 |                   |                       |              |
|----------------------|-------------------|-----------------------|--------------|
| Asset ID             | 03-58             | Quantity              | 67 ea        |
|                      |                   | Asset Cost            | \$132,081.79 |
|                      |                   | Percent Replacement   | 100%         |
|                      | Exterior Painting | Future Cost           | \$132,081.79 |
| Placed in Service    | January 2004      | Assigned Reserves     | \$132,081.79 |
| Useful Life          | 5                 |                       |              |
|                      |                   | Monthly Assessment    | \$2,201.36   |
| Replacement Year     | 2009              | Interest Contribution |              |
| Remaining Life       | 0                 | Reserve Allocation    | \$2,201.36   |

| Painting 2010 - 2010 |                   |                       |              |
|----------------------|-------------------|-----------------------|--------------|
| Asset ID             | 03-59             | Quantity              | 50 ea        |
|                      |                   | Asset Cost            | \$140,000.00 |
|                      |                   | Percent Replacement   | 100%         |
|                      | Exterior Painting | Future Cost           | \$140,000.00 |
| Placed in Service    | January 2005      | Assigned Reserves     | \$45,401.11  |
| Useful Life          | 5                 |                       |              |
|                      |                   | Monthly Assessment    | \$7,883.24   |
| Replacement Year     | 2010              | Interest Contribution |              |
| Remaining Life       | 1                 | Reserve Allocation    | \$7,883.24   |

| Painting 2011 - 2011 |                   |                       |              |
|----------------------|-------------------|-----------------------|--------------|
| Asset ID             | 03-60             | Quantity              | 70 ea        |
|                      |                   | Asset Cost            | \$134,799.70 |
|                      |                   | Percent Replacement   | 100%         |
|                      | Exterior Painting | Future Cost           | \$134,799.70 |
| Placed in Service    | January 2006      | Assigned Reserves     | <i>none</i>  |
| Useful Life          | 5                 |                       |              |
|                      |                   | Monthly Assessment    | \$5,616.65   |
| Replacement Year     | 2011              | Interest Contribution |              |
| Remaining Life       | 2                 | Reserve Allocation    | \$5,616.65   |

**Stoney Brook HOA  
RA Detail Report by Category**

**Painting 2012 - 2012**

|                   |                   |                       |                   |
|-------------------|-------------------|-----------------------|-------------------|
| Asset ID          | 1014              | Quantity              | 50 ea             |
|                   |                   | Asset Cost            | \$82,400.00       |
|                   |                   | Percent Replacement   | 100%              |
| Placed in Service | Exterior Painting | Future Cost           | \$82,400.00       |
| Useful Life       | January 2012      | Assigned Reserves     | <i>none</i>       |
|                   | 5                 |                       |                   |
| Replacement Year  | 2012              | Monthly Assessment    | \$2,288.88        |
| Remaining Life    | 3                 | Interest Contribution |                   |
|                   |                   | Reserve Allocation    | <u>\$2,288.88</u> |

**Painting 2013 - 2013**

|                   |                   |                       |                   |
|-------------------|-------------------|-----------------------|-------------------|
| Asset ID          | 1023              | Quantity              | 33                |
|                   |                   | Asset Cost            | \$74,999.72       |
|                   |                   | Percent Replacement   | 100%              |
| Placed in Service | Exterior Painting | Future Cost           | \$74,999.72       |
| Useful Life       | January 2013      | Assigned Reserves     | <i>none</i>       |
|                   | 5                 |                       |                   |
| Replacement Year  | 2013              | Monthly Assessment    | \$1,562.49        |
| Remaining Life    | 4                 | Interest Contribution |                   |
|                   |                   | Reserve Allocation    | <u>\$1,562.49</u> |

|   |                  |
|---|------------------|
| <b>Exterior Painting - Total Current Cost</b> | <b>\$564,281</b> |
| <b>Assigned Reserves</b>                      | <b>\$177,483</b> |
| <b>Fully Funded Reserves</b>                  | <b>\$372,922</b> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Air Conditioner Party Room - 2027**

|                            |              |                       |                |
|----------------------------|--------------|-----------------------|----------------|
| Asset ID                   | 04-63        | Quantity              | 1 ea           |
|                            |              | Asset Cost            | \$5,700.00     |
|                            |              | Percent Replacement   | 100%           |
| Clubhouse and Maint Garage |              | Future Cost           | \$5,700.00     |
| Placed in Service          | January 1987 | Assigned Reserves     | <i>none</i>    |
| Useful Life                | 40           |                       |                |
|                            |              | Monthly Assessment    | \$26.38        |
| Replacement Year           | 2027         | Interest Contribution |                |
| Remaining Life             | 18           | Reserve Allocation    | <u>\$26.38</u> |

ulife: 20  
remaining: 0  
inSer:1987

**Air Handling Unit - 2014**

|                            |              |                       |                |
|----------------------------|--------------|-----------------------|----------------|
| Asset ID                   | 04-71        | Quantity              | 1 ea           |
|                            |              | Asset Cost            | \$3,200.00     |
|                            |              | Percent Replacement   | 100%           |
| Clubhouse and Maint Garage |              | Future Cost           | \$3,200.00     |
| Placed in Service          | January 1994 | Assigned Reserves     | <i>none</i>    |
| Useful Life                | 20           |                       |                |
|                            |              | Monthly Assessment    | \$53.33        |
| Replacement Year           | 2014         | Interest Contribution |                |
| Remaining Life             | 5            | Reserve Allocation    | <u>\$53.33</u> |

ulife: 20  
remaining: 84  
inSer:1994

**Clubhouse Carpet - 2011**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-68        | Quantity              | 2,560 □ ft      |
|                            |              | Asset Cost            | \$5,504.00      |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$5,504.00      |
| Placed in Service          | January 2006 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 5            |                       |                 |
|                            |              | Monthly Assessment    | \$229.33        |
| Replacement Year           | 2011         | Interest Contribution |                 |
| Remaining Life             | 2            | Reserve Allocation    | <u>\$229.33</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Clubhouse Siding - 2013**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-70        | Quantity              | 3,840 □ ft      |
|                            |              | Asset Cost            | \$11,904.00     |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$11,904.00     |
| Placed in Service          | January 1989 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 24           |                       |                 |
|                            |              | Monthly Assessment    | \$248.00        |
| Replacement Year           | 2013         | Interest Contribution |                 |
| Remaining Life             | 4            | Reserve Allocation    | <u>\$248.00</u> |

**ulife: 24  
remaining: 72  
inSer:1989**

**Clubhouse Windows - 2019**

|                            |              |                       |                |
|----------------------------|--------------|-----------------------|----------------|
| Asset ID                   | 04-73        | Quantity              | 540 □ ft       |
|                            |              | Asset Cost            | \$10,800.00    |
|                            |              | Percent Replacement   | 100%           |
| Clubhouse and Maint Garage |              | Future Cost           | \$10,800.00    |
| Placed in Service          | January 2001 | Assigned Reserves     | <i>none</i>    |
| Useful Life                | 18           |                       |                |
|                            |              | Monthly Assessment    | \$90.00        |
| Replacement Year           | 2019         | Interest Contribution |                |
| Remaining Life             | 10           | Reserve Allocation    | <u>\$90.00</u> |

**ulife: 18  
remaining: 144  
inSer:2001**

**Clubhouse Wood Deck - 2017**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-72        | Quantity              | 1,275 □ ft      |
|                            |              | Asset Cost            | \$15,937.50     |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$15,937.50     |
| Placed in Service          | January 2002 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 15           |                       |                 |
|                            |              | Monthly Assessment    | \$166.01        |
| Replacement Year           | 2017         | Interest Contribution |                 |
| Remaining Life             | 8            | Reserve Allocation    | <u>\$166.01</u> |

**ulife: 15  
remaining: 120  
inSer:2002**

**Stoney Brook HOA  
RA Detail Report by Category**

**Conditioning Units - 2013**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-65        | Quantity              | 2 ea            |
|                            |              | Asset Cost            | \$8,500.00      |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$8,500.00      |
| Placed in Service          | January 1990 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 23           |                       |                 |
|                            |              | Monthly Assessment    | \$177.08        |
| Replacement Year           | 2013         | Interest Contribution |                 |
| Remaining Life             | 4            | Reserve Allocation    | <u>\$177.08</u> |

**Driveway and Sidewalks - 2011**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-69        | Quantity              | 6,211 lf        |
|                            |              | Asset Cost            | \$19,999.42     |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$19,999.42     |
| Placed in Service          | January 1981 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 30           |                       |                 |
|                            |              | Monthly Assessment    | \$833.30        |
| Replacement Year           | 2011         | Interest Contribution |                 |
| Remaining Life             | 2            | Reserve Allocation    | <u>\$833.30</u> |

ulife: 28

remaining: 24

inSer:1981

**Furnace - 2013**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-62        | Quantity              | 1 ea            |
|                            |              | Asset Cost            | \$5,750.00      |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$5,750.00      |
| Placed in Service          | January 1989 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 24           |                       |                 |
|                            |              | Monthly Assessment    | \$119.79        |
| Replacement Year           | 2013         | Interest Contribution |                 |
| Remaining Life             | 4            | Reserve Allocation    | <u>\$119.79</u> |

**ulife: 20**

**remaining: 24**

**inSer:1989**

**Stoney Brook HOA**  
**RA Detail Report by Category**

**Furniture and Appliances - 2024**

|                            |              |                       |                |
|----------------------------|--------------|-----------------------|----------------|
| Asset ID                   | 04-74        | Quantity              | 1 ea           |
|                            |              | Asset Cost            | \$15,000.00    |
|                            |              | Percent Replacement   | 100%           |
| Clubhouse and Maint Garage |              | Future Cost           | \$15,000.00    |
| Placed in Service          | January 2004 | Assigned Reserves     | <i>none</i>    |
| Useful Life                | 20           |                       |                |
|                            |              | Monthly Assessment    | \$83.33        |
| Replacement Year           | 2024         | Interest Contribution |                |
| Remaining Life             | 15           | Reserve Allocation    | <u>\$83.33</u> |

**ulife: 20**  
**remaining: 204**  
**inSer:2004**

**Ladies Shower and Bathroom - 2028**

|                            |              |                       |                |
|----------------------------|--------------|-----------------------|----------------|
| Asset ID                   | 04-67        | Quantity              | 1 ea           |
|                            |              | Asset Cost            | \$5,575.00     |
|                            |              | Percent Replacement   | 100%           |
| Clubhouse and Maint Garage |              | Future Cost           | \$5,575.00     |
| Placed in Service          | January 2028 | Assigned Reserves     | <i>none</i>    |
| Useful Life                | 9            |                       |                |
|                            |              | Monthly Assessment    | \$24.45        |
| Replacement Year           | 2028         | Interest Contribution |                |
| Remaining Life             | 19           | Reserve Allocation    | <u>\$24.45</u> |

**ulife: 9**  
**remaining: 252**  
**inSer:2028**

**Maint Garage Roof & Gutters - 2011**

|                            |              |                       |                 |
|----------------------------|--------------|-----------------------|-----------------|
| Asset ID                   | 04-61        | Quantity              | 1 ea            |
|                            |              | Asset Cost            | \$6,000.00      |
|                            |              | Percent Replacement   | 100%            |
| Clubhouse and Maint Garage |              | Future Cost           | \$6,000.00      |
| Placed in Service          | January 1984 | Assigned Reserves     | <i>none</i>     |
| Useful Life                | 27           |                       |                 |
|                            |              | Monthly Assessment    | \$250.00        |
| Replacement Year           | 2011         | Interest Contribution |                 |
| Remaining Life             | 2            | Reserve Allocation    | <u>\$250.00</u> |

**ulife: 25**  
**remaining: 24**  
**inSer:1984**

**Stoney Brook HOA  
RA Detail Report by Category**

**Renovate Repair Mens Shower Room - 2011**

|                            |              |                       |                   |
|----------------------------|--------------|-----------------------|-------------------|
|                            |              | Quantity              | 1 ea              |
| Asset ID                   | 04-66        | Asset Cost            | \$5,000.00        |
|                            |              | Percent Replacement   | 100%              |
| Clubhouse and Maint Garage |              | Future Cost           | \$5,000.00        |
| Placed in Service          | January 1985 | Assigned Reserves     | <i>none</i>       |
| Useful Life                | 26           |                       |                   |
|                            |              | Monthly Assessment    | \$208.33          |
| Replacement Year           | 2011         | Interest Contribution | <u>          </u> |
| Remaining Life             | 2            | Reserve Allocation    | \$208.33          |

**Shed - 2023**

|                            |              |                       |                   |
|----------------------------|--------------|-----------------------|-------------------|
|                            |              | Quantity              | 1                 |
| Asset ID                   | 1001         | Asset Cost            | \$6,000.00        |
|                            |              | Percent Replacement   | 100%              |
| Clubhouse and Maint Garage |              | Future Cost           | \$6,000.00        |
| Placed in Service          | January 2008 | Assigned Reserves     | <i>none</i>       |
| Useful Life                | 15           |                       |                   |
|                            |              | Monthly Assessment    | \$35.71           |
| Replacement Year           | 2023         | Interest Contribution | <u>          </u> |
| Remaining Life             | 14           | Reserve Allocation    | \$35.71           |

|  |                  |
|--|------------------|
| <b>Clubhouse and Maint Garage - Total Current Cost</b> | <b>\$124,870</b> |
| <b>Assigned Reserves</b>                               | <b>\$0</b>       |
| <b>Fully Funded Reserves</b>                           | <b>\$75,795</b>  |

**Stoney Brook HOA**  
**RA Detail Report by Category**

**Cab and Blade for Tractor - 2023**

|                   |                     |                       |                |
|-------------------|---------------------|-----------------------|----------------|
| Asset ID          | 05-84               | Quantity              | 1 ea           |
|                   |                     | Asset Cost            | \$16,000.00    |
|                   |                     | Percent Replacement   | 100%           |
|                   | Operating Equipment | Future Cost           | \$16,000.00    |
| Placed in Service | January 2003        | Assigned Reserves     | <i>none</i>    |
| Useful Life       | 20                  |                       |                |
|                   |                     | Monthly Assessment    | \$95.23        |
| Replacement Year  | 2023                | Interest Contribution |                |
| Remaining Life    | 14                  | Reserve Allocation    | <u>\$95.23</u> |

**ulife: 20**  
**remaining: 192**  
**inSer:2003**

**Mowers 2027 - 2047**

|                   |                     |                       |                |
|-------------------|---------------------|-----------------------|----------------|
| Asset ID          | 1002                | Quantity              | 2              |
|                   |                     | Asset Cost            | \$7,600.00     |
|                   |                     | Percent Replacement   | 100%           |
|                   | Operating Equipment | Future Cost           | \$7,600.00     |
| Placed in Service | January 2008        | Assigned Reserves     | <i>none</i>    |
| Useful Life       | 20                  |                       |                |
| Adjustment        | 19                  | Monthly Assessment    | \$16.66        |
| Replacement Year  | 2047                | Interest Contribution |                |
| Remaining Life    | 38                  | Reserve Allocation    | <u>\$16.66</u> |

**Mowers, Carts, Blowers 2011 - 2011**

|                   |                     |                       |                 |
|-------------------|---------------------|-----------------------|-----------------|
| Asset ID          | 1005                | Quantity              | 2 ea            |
|                   |                     | Asset Cost            | \$5,000.00      |
|                   |                     | Percent Replacement   | 100%            |
|                   | Operating Equipment | Future Cost           | \$5,000.00      |
| Placed in Service | January 2011        | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 5                   |                       |                 |
|                   |                     | Monthly Assessment    | \$208.33        |
| Replacement Year  | 2011                | Interest Contribution |                 |
| Remaining Life    | 2                   | Reserve Allocation    | <u>\$208.33</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Mowers, Carts, Blowers 2010 - 2010**

|                     |              |                       |                |
|---------------------|--------------|-----------------------|----------------|
| Asset ID            | 05-76        | Quantity              | 2 ea           |
|                     |              | Asset Cost            | \$5,000.00     |
|                     |              | Percent Replacement   | 100%           |
| Operating Equipment |              | Future Cost           | \$5,000.00     |
| Placed in Service   | January 2010 | Assigned Reserves     | \$4,000.00     |
| Useful Life         | 5            |                       |                |
|                     |              | Monthly Assessment    | \$83.33        |
| Replacement Year    | 2010         | Interest Contribution |                |
| Remaining Life      | 1            | Reserve Allocation    | <u>\$83.33</u> |

ulife: 10  
remaining: 24  
inSer:1999

**Mowers, Carts, Blowers 2013 - 2013**

|                     |              |                       |                 |
|---------------------|--------------|-----------------------|-----------------|
| Asset ID            | 05-77        | Quantity              | 2 ea            |
|                     |              | Asset Cost            | \$6,000.00      |
|                     |              | Percent Replacement   | 100%            |
| Operating Equipment |              | Future Cost           | \$6,000.00      |
| Placed in Service   | January 2013 | Assigned Reserves     | <i>none</i>     |
| Useful Life         | 5            |                       |                 |
|                     |              | Monthly Assessment    | \$125.00        |
| Replacement Year    | 2013         | Interest Contribution |                 |
| Remaining Life      | 4            | Reserve Allocation    | <u>\$125.00</u> |

ulife: 10  
remaining: 72  
inSer:2003

**Truck One 2010 - 2010**

|                     |              |                       |                   |
|---------------------|--------------|-----------------------|-------------------|
| Asset ID            | 05-80        | Quantity              | 1 ea              |
|                     |              | Asset Cost            | \$30,000.00       |
|                     |              | Percent Replacement   | 100%              |
| Operating Equipment |              | Future Cost           | \$30,000.00       |
| Placed in Service   | January 2005 | Assigned Reserves     | <i>none</i>       |
| Useful Life         | 5            |                       |                   |
|                     |              | Monthly Assessment    | \$2,500.00        |
| Replacement Year    | 2010         | Interest Contribution |                   |
| Remaining Life      | 1            | Reserve Allocation    | <u>\$2,500.00</u> |

ulife: 5  
remaining: 24  
inSer:2004

**Stoney Brook HOA  
RA Detail Report by Category**

**Truck Two 2013 - 2013**

|                     |              |                       |                 |
|---------------------|--------------|-----------------------|-----------------|
| Asset ID            | 05-82        | Quantity              | 1 ea            |
|                     |              | Asset Cost            | \$35,000.00     |
|                     |              | Percent Replacement   | 100%            |
| Operating Equipment |              | Future Cost           | \$35,000.00     |
| Placed in Service   | January 2003 | Assigned Reserves     | <i>none</i>     |
| Useful Life         | 10           |                       |                 |
|                     |              | Monthly Assessment    | \$729.16        |
| Replacement Year    | 2013         | Interest Contribution |                 |
| Remaining Life      | 4            | Reserve Allocation    | <u>\$729.16</u> |

**ulife: 10  
remaining: 72  
inSer:2003**

|   |                  |
|---|------------------|
| <b>Operating Equipment - Total Current Cost</b> | <b>\$104,600</b> |
| <b>Assigned Reserves</b>                        | <b>\$4,000</b>   |
| <b>Fully Funded Reserves</b>                    | <b>\$58,195</b>  |

**Stoney Brook HOA  
RA Detail Report by Category**

| Hot Tub - 2012    |                        |                       |             |
|-------------------|------------------------|-----------------------|-------------|
| Asset ID          | 06-91                  | Quantity              | 1 ea        |
|                   |                        | Asset Cost            | \$7,500.00  |
|                   |                        | Percent Replacement   | 100%        |
|                   | Pool and Tennis Courts | Future Cost           | \$7,500.00  |
| Placed in Service | January 2002           | Assigned Reserves     | <i>none</i> |
| Useful Life       | 10                     |                       |             |
|                   |                        | Monthly Assessment    | \$208.33    |
| Replacement Year  | 2012                   | Interest Contribution |             |
| Remaining Life    | 3                      | Reserve Allocation    | \$208.33    |

| Pool Boiler - 2012 |                        |                       |             |
|--------------------|------------------------|-----------------------|-------------|
| Asset ID           | 06-92                  | Quantity              | 1 ea        |
|                    |                        | Asset Cost            | \$10,000.00 |
|                    |                        | Percent Replacement   | 100%        |
|                    | Pool and Tennis Courts | Future Cost           | \$10,000.00 |
| Placed in Service  | January 2002           | Assigned Reserves     | <i>none</i> |
| Useful Life        | 10                     |                       |             |
|                    |                        | Monthly Assessment    | \$277.77    |
| Replacement Year   | 2012                   | Interest Contribution |             |
| Remaining Life     | 3                      | Reserve Allocation    | \$277.77    |

| Pool Concrete Deck - 2012 |                        |                       |             |
|---------------------------|------------------------|-----------------------|-------------|
| Asset ID                  | 06-86                  | Quantity              | 2,915 sq ft |
|                           |                        | Asset Cost            | \$19,996.90 |
|                           |                        | Percent Replacement   | 100%        |
|                           | Pool and Tennis Courts | Future Cost           | \$19,996.90 |
| Placed in Service         | January 1998           | Assigned Reserves     | <i>none</i> |
| Useful Life               | 14                     |                       |             |
|                           |                        | Monthly Assessment    | \$555.46    |
| Replacement Year          | 2012                   | Interest Contribution |             |
| Remaining Life            | 3                      | Reserve Allocation    | \$555.46    |

**Stoney Brook HOA**  
**RA Detail Report by Category**

|                          |                        |                       |             |  |  |
|--------------------------|------------------------|-----------------------|-------------|--|--|
| <b>Pool Cover - 2028</b> |                        |                       |             |  |  |
| Asset ID                 | 1006                   | Quantity              | 1 ea        |  |  |
|                          |                        | Asset Cost            | \$3,000.00  |  |  |
|                          |                        | Percent Replacement   | 100%        |  |  |
|                          | Pool and Tennis Courts | Future Cost           | \$3,000.00  |  |  |
| Placed in Service        | January 2008           | Assigned Reserves     | <i>none</i> |  |  |
| Useful Life              | 20                     |                       |             |  |  |
|                          |                        | Monthly Assessment    | \$13.15     |  |  |
| Replacement Year         | 2028                   | Interest Contribution |             |  |  |
| Remaining Life           | 19                     | Reserve Allocation    | \$13.15     |  |  |

|                              |                        |                       |             |  |  |
|------------------------------|------------------------|-----------------------|-------------|--|--|
| <b>Pool Furniture - 2010</b> |                        |                       |             |  |  |
| Asset ID                     | 06-93                  | Quantity              | 1 ea        |  |  |
|                              |                        | Asset Cost            | \$10,000.00 |  |  |
|                              |                        | Percent Replacement   | 100%        |  |  |
|                              | Pool and Tennis Courts | Future Cost           | \$10,000.00 |  |  |
| Placed in Service            | January 2003           | Assigned Reserves     | <i>none</i> |  |  |
| Useful Life                  | 7                      |                       |             |  |  |
|                              |                        | Monthly Assessment    | \$833.33    |  |  |
| Replacement Year             | 2010                   | Interest Contribution |             |  |  |
| Remaining Life               | 1                      | Reserve Allocation    | \$833.33    |  |  |

|   |                        |                       |             |  |  |
|---|------------------------|-----------------------|-------------|--|--|
| <b>Pool Interior Structure ea 15 yrs - 2022</b> |                        |                       |             |  |  |
| Asset ID  | 06-85                  | Quantity              | 1,637 sq ft |  |  |
|   |                        | Asset Cost            | \$16,992.06 |  |  |
|   |                        | Percent Replacement   | 100%        |  |  |
|   | Pool and Tennis Courts | Future Cost           | \$16,992.06 |  |  |
| Placed in Service                               | January 1992           | Assigned Reserves     | <i>none</i> |  |  |
| Useful Life                                     | 30                     |                       |             |  |  |
|   |                        | Monthly Assessment    | \$108.92    |  |  |
| Replacement Year                                | 2022                   | Interest Contribution |             |  |  |
| Remaining Life                                  | 13                     | Reserve Allocation    | \$108.92    |  |  |

**ulife: 15**  
**remaining: 0**  
**inSer:1992**

**Stoney Brook HOA**  
**RA Detail Report by Category**

**Pool Wood Deck - 2022**

|                        |              |                       |                |
|------------------------|--------------|-----------------------|----------------|
| Asset ID               | 06-94        | Quantity              | 1 ea           |
|                        |              | Asset Cost            | \$6,000.00     |
|                        |              | Percent Replacement   | 100%           |
| Pool and Tennis Courts |              | Future Cost           | \$6,000.00     |
| Placed in Service      | January 2022 | Assigned Reserves     | <i>none</i>    |
| Useful Life            | 15           |                       |                |
|                        |              | Monthly Assessment    | \$38.46        |
| Replacement Year       | 2022         | Interest Contribution |                |
| Remaining Life         | 13           | Reserve Allocation    | <u>\$38.46</u> |

**ulife: 15**  
**remaining: 180**  
**inSer:2022**

**Repair Courts - 2011**

|                        |              |                       |                 |
|------------------------|--------------|-----------------------|-----------------|
| Asset ID               | 06-88        | Quantity              | 1 ea            |
|                        |              | Asset Cost            | \$9,000.00      |
|                        |              | Percent Replacement   | 100%            |
| Pool and Tennis Courts |              | Future Cost           | \$9,000.00      |
| Placed in Service      | January 2006 | Assigned Reserves     | <i>none</i>     |
| Useful Life            | 5            |                       |                 |
|                        |              | Monthly Assessment    | \$375.00        |
| Replacement Year       | 2011         | Interest Contribution |                 |
| Remaining Life         | 2            | Reserve Allocation    | <u>\$375.00</u> |

**Tennis Court Fencing and Nets 2011 - 2011**

|                        |              |                       |                 |
|------------------------|--------------|-----------------------|-----------------|
| Asset ID               | 06-89        | Quantity              | 2,172 □ ft      |
|                        |              | Asset Cost            | \$8,166.72      |
|                        |              | Percent Replacement   | 100%            |
| Pool and Tennis Courts |              | Future Cost           | \$8,166.72      |
| Placed in Service      | January 1996 | Assigned Reserves     | <i>none</i>     |
| Useful Life            | 15           |                       |                 |
|                        |              | Monthly Assessment    | \$340.28        |
| Replacement Year       | 2011         | Interest Contribution |                 |
| Remaining Life         | 2            | Reserve Allocation    | <u>\$340.28</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

Tennis Court Fencing and Nets 2012 - 2012

|  |                              |                       |                   |
|--|------------------------------|-----------------------|-------------------|
|  |                              | Quantity              | 467 □ ft          |
| Asset ID   | 06-90                        | Asset Cost            | \$8,406.00        |
|  |                              | Percent Replacement   | 100%              |
|  | Pool and Tennis Courts       | Future Cost           | \$8,406.00        |
| Placed in Service                                  | January 1997                 | Assigned Reserves     | <i>none</i>       |
| Useful Life  | 15                           |                       |                   |
|  |                              | Monthly Assessment    | \$233.50          |
| Replacement Year                                   | 2012                         | Interest Contribution | <u>          </u> |
| Remaining Life                                     | 3                            | Reserve Allocation    | \$233.50          |
| <b>Pool and Tennis Courts - Total Current Cost</b> |                              | <b>\$99,062</b>       |                   |
|  | <b>Assigned Reserves</b>     | <b>\$0</b>            |                   |
|  | <b>Fully Funded Reserves</b> | <b>\$66,315</b>       |                   |

**Stoney Brook HOA**  
**RA Detail Report by Category**

**Aeration Compressors - 2011**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
| Asset ID          | 07-99             | Quantity              | 21 ea           |
|                   |                   | Asset Cost            | \$5,700.03      |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$5,700.03      |
| Placed in Service | January 2006      | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 5                 |                       |                 |
|                   |                   | Monthly Assessment    | \$237.50        |
| Replacement Year  | 2011              | Interest Contribution |                 |
| Remaining Life    | 2                 | Reserve Allocation    | <u>\$237.50</u> |

**Major Pond Repairs 2009 - 2009**

|                   |                   |                       |                |
|-------------------|-------------------|-----------------------|----------------|
| Asset ID          | 1020              | Quantity              | 1 ea           |
|                   |                   | Asset Cost            | \$10,000.00    |
|                   |                   | Percent Replacement   | 100%           |
|                   | Ponds and Streams | Future Cost           | \$10,000.00    |
| Placed in Service | January 2009      | Assigned Reserves     | \$10,000.00    |
| Useful Life       | 30                |                       |                |
|                   |                   | Monthly Assessment    | \$27.77        |
| Replacement Year  | 2009              | Interest Contribution |                |
| Remaining Life    | 0                 | Reserve Allocation    | <u>\$27.77</u> |

**Major Pond Repairs 2010 - 2010**

|                   |                   |                       |                |
|-------------------|-------------------|-----------------------|----------------|
| Asset ID          | 1024              | Quantity              | 1              |
|                   |                   | Asset Cost            | \$10,000.00    |
|                   |                   | Percent Replacement   | 100%           |
|                   | Ponds and Streams | Future Cost           | \$10,000.00    |
| Placed in Service | January 2010      | Assigned Reserves     | \$9,666.66     |
| Useful Life       | 30                |                       |                |
|                   |                   | Monthly Assessment    | \$27.77        |
| Replacement Year  | 2010              | Interest Contribution |                |
| Remaining Life    | 1                 | Reserve Allocation    | <u>\$27.77</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Major Pond Repairs 2011 - 2011**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
| Asset ID          | 1025              | Asset Cost            | \$10,000.00     |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$10,000.00     |
| Placed in Service | January 2011      | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 30                |                       |                 |
|                   |                   | Monthly Assessment    | \$416.66        |
| Replacement Year  | 2011              | Interest Contribution |                 |
| Remaining Life    | 2                 | Reserve Allocation    | <u>\$416.66</u> |

**Major Pond Repairs Ann, Begin 2012 - 2012**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
|                   |                   | Quantity              | 1 ea            |
| Asset ID          | 1021              | Asset Cost            | \$25,000.00     |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$25,000.00     |
| Placed in Service | January 2012      | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 1                 |                       |                 |
|                   |                   | Monthly Assessment    | \$694.44        |
| Replacement Year  | 2012              | Interest Contribution |                 |
| Remaining Life    | 3                 | Reserve Allocation    | <u>\$694.44</u> |

**Piping for Pumps - 2037**

|                   |                   |                       |                |
|-------------------|-------------------|-----------------------|----------------|
|                   |                   | Quantity              | 4,345 lf       |
| Asset ID          | 07-116            | Asset Cost            | \$21,725.00    |
|                   |                   | Percent Replacement   | 100%           |
|                   | Ponds and Streams | Future Cost           | \$21,725.00    |
| Placed in Service | January 2037      | Assigned Reserves     | <i>none</i>    |
| Useful Life       | 30                |                       |                |
|                   |                   | Monthly Assessment    | \$64.65        |
| Replacement Year  | 2037              | Interest Contribution |                |
| Remaining Life    | 28                | Reserve Allocation    | <u>\$64.65</u> |

**ulife: 30  
remaining: 360  
inSer:2037**

**Stoney Brook HOA  
RA Detail Report by Category**

**Pond Cleaning 2010 - 2010**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
| Asset ID          | 07-100            | Quantity              | 1 ea            |
|                   |                   | Asset Cost            | \$10,000.00     |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$10,000.00     |
| Placed in Service | January 2010      | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 35                |                       |                 |
|                   |                   | Monthly Assessment    | \$833.33        |
| Replacement Year  | 2010              | Interest Contribution |                 |
| Remaining Life    | 1                 | Reserve Allocation    | <u>\$833.33</u> |

**ulife: 5  
remaining: 36  
inSer:2005**

**Pond Cleaning 2012 - 2012**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
| Asset ID          | 1026              | Asset Cost            | \$10,000.00     |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$10,000.00     |
| Placed in Service | January 2012      | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 35                |                       |                 |
|                   |                   | Monthly Assessment    | \$277.77        |
| Replacement Year  | 2012              | Interest Contribution |                 |
| Remaining Life    | 3                 | Reserve Allocation    | <u>\$277.77</u> |

**Pond Cleaning Ea 10 yrs Begin 2022 - 2022**

|                   |                   |                       |                |
|-------------------|-------------------|-----------------------|----------------|
| Asset ID          | 1027              | Asset Cost            | \$10,000.00    |
|                   |                   | Percent Replacement   | 100%           |
|                   | Ponds and Streams | Future Cost           | \$10,000.00    |
| Placed in Service | January 2022      | Assigned Reserves     | <i>none</i>    |
| Useful Life       | 10                |                       |                |
|                   |                   | Monthly Assessment    | \$64.10        |
| Replacement Year  | 2022              | Interest Contribution |                |
| Remaining Life    | 13                | Reserve Allocation    | <u>\$64.10</u> |

**Stoney Brook HOA  
RA Detail Report by Category**

**Pond Improvements Annually - 2009**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
| Asset ID          | 07-97             | Quantity              | 1 ea            |
|                   |                   | Asset Cost            | \$5,000.00      |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$5,000.00      |
| Placed in Service | January 2009      | Assigned Reserves     | \$5,000.00      |
| Useful Life       | 1                 |                       |                 |
|                   |                   | Monthly Assessment    | \$416.66        |
| Replacement Year  | 2009              | Interest Contribution |                 |
| Remaining Life    | 0                 | Reserve Allocation    | <u>\$416.66</u> |

**ulife: 20  
remaining: 24  
inSer:1989**

**Pond Storm Drains - 2037**

|                   |                   |                       |                |
|-------------------|-------------------|-----------------------|----------------|
| Asset ID          | 07-117            | Quantity              | 385 lf         |
|                   |                   | Asset Cost            | \$24,640.00    |
|                   |                   | Percent Replacement   | 100%           |
|                   | Ponds and Streams | Future Cost           | \$24,640.00    |
| Placed in Service | January 2037      | Assigned Reserves     | <i>none</i>    |
| Useful Life       | 30                |                       |                |
|                   |                   | Monthly Assessment    | \$73.33        |
| Replacement Year  | 2037              | Interest Contribution |                |
| Remaining Life    | 28                | Reserve Allocation    | <u>\$73.33</u> |

**ulife: 30  
remaining: 360  
inSer:2037**

**Pumps 2009 - 2009**

|                   |                   |                       |                 |
|-------------------|-------------------|-----------------------|-----------------|
| Asset ID          | 07-112            | Quantity              | 1 ea            |
|                   |                   | Asset Cost            | \$9,000.00      |
|                   |                   | Percent Replacement   | 100%            |
|                   | Ponds and Streams | Future Cost           | \$9,000.00      |
| Placed in Service | January 2004      | Assigned Reserves     | \$9,000.00      |
| Useful Life       | 5                 |                       |                 |
|                   |                   | Monthly Assessment    | \$150.00        |
| Replacement Year  | 2009              | Interest Contribution |                 |
| Remaining Life    | 0                 | Reserve Allocation    | <u>\$150.00</u> |

**ulife: 5  
remaining: 24  
inSer:2004**

**Stoney Brook HOA  
RA Detail Report by Category**

**Pumps 2010 - 2010**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 07-113       | Quantity              | 5 ea            |
|                   |              | Asset Cost            | \$5,000.00      |
|                   |              | Percent Replacement   | 100%            |
| Ponds and Streams |              | Future Cost           | \$5,000.00      |
| Placed in Service | January 2005 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 5            |                       |                 |
|                   |              | Monthly Assessment    | \$416.66        |
| Replacement Year  | 2010         | Interest Contribution |                 |
| Remaining Life    | 1            | Reserve Allocation    | <u>\$416.66</u> |

ulife: 5  
remaining: 36  
inSer:2005

**Pumps ea 2 yrs begin 2013 - 2013**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 1022         | Quantity              | 2               |
|                   |              | Asset Cost            | \$9,000.00      |
|                   |              | Percent Replacement   | 100%            |
| Ponds and Streams |              | Future Cost           | \$9,000.00      |
| Placed in Service | January 2013 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 2            |                       |                 |
|                   |              | Monthly Assessment    | \$187.50        |
| Replacement Year  | 2013         | Interest Contribution |                 |
| Remaining Life    | 4            | Reserve Allocation    | <u>\$187.50</u> |

**Pumps every 2 yrs begin 2012 - 2012**

|                   |              |                       |                 |
|-------------------|--------------|-----------------------|-----------------|
| Asset ID          | 07-115       | Quantity              | 1 ea            |
|                   |              | Asset Cost            | \$6,000.00      |
|                   |              | Percent Replacement   | 100%            |
| Ponds and Streams |              | Future Cost           | \$6,000.00      |
| Placed in Service | January 2012 | Assigned Reserves     | <i>none</i>     |
| Useful Life       | 2            |                       |                 |
|                   |              | Monthly Assessment    | \$166.66        |
| Replacement Year  | 2012         | Interest Contribution |                 |
| Remaining Life    | 3            | Reserve Allocation    | <u>\$166.66</u> |

ulife: 2  
remaining: 60  
inSer:2012

**Stoney Brook HOA  
RA Detail Report by Category**

|   |                  |
|---|------------------|
| <b>Ponds and Streams - Total Current Cost</b> | <b>\$171,065</b> |
| <b>Assigned Reserves</b>                      | <b>\$33,667</b>  |
| <b>Fully Funded Reserves</b>                  | <b>\$72,368</b>  |

**Detail Report Summary**

**Total of All Assets**

|                      |              |
|----------------------|--------------|
| Assigned Reserves    | \$350,523.00 |
| Monthly Contribution | \$43,542.43  |
| Monthly Interest     |              |
| Monthly Allocation   | \$43,542.43  |

**Grand Total**

|                      |              |
|----------------------|--------------|
| Assigned Reserves    | \$350,523.00 |
| Monthly Contribution | \$43,542.43  |
| Monthly Interest     |              |
| Monthly Allocation   | \$43,542.43  |

**Stoney Brook HOA  
RA Category Detail Index**

| Asset ID | Description                            | Replacement | Page |
|----------|--|-------------|------|
| 07-99    | Aeration Compressors                   | 2011        | 2-65 |
| 04-63    | Air Conditioner Party Room             | 2027        | 2-53 |
| 04-71    | Air Handling Unit                      | 2014        | 2-53 |
| 02-43    | Bridges over Ponds                     | 2013        | 2-39 |
| 05-84    | Cab and Blade for Tractor              | 2023        | 2-58 |
| 04-68    | Clubhouse Carpet                       | 2011        | 2-53 |
| 04-70    | Clubhouse Siding                       | 2013        | 2-54 |
| 04-73    | Clubhouse Windows                      | 2019        | 2-54 |
| 04-72    | Clubhouse Wood Deck                    | 2017        | 2-54 |
| 02-33    | Concrete Replace/Repair 2010           | 2010        | 2-39 |
| 1019     | Concrete Replace/Repair 2009           | 2009        | 2-39 |
| 04-65    | Conditioning Units                     | 2013        | 2-55 |
| 04-69    | Driveway and Sidewalks                 | 2011        | 2-55 |
| 02-50    | Exterior Lighting                      | 2014        | 2-40 |
| 1009     | Extraordinary Repairs/Damages Annually | 2009        | 2-40 |
| 02-52    | Fire Hydrants                          | 2033        | 2-40 |
| 04-62    | Furnace                                | 2013        | 2-55 |
| 04-74    | Furniture and Appliances               | 2024        | 2-56 |
| 06-91    | Hot Tub                                | 2012        | 2-61 |
| 01-7     | Irrigation Systems 2009                | 2009        | 2-35 |
| 1015     | Irrigation Systems 2010                | 2010        | 2-35 |
| 1016     | Irrigation Systems Ann, Begin 2011     | 2011        | 2-35 |
| 04-67    | Ladies Shower and Bathroom             | 2028        | 2-56 |
| 04-61    | Maint Garage Roof & Gutters            | 2011        | 2-56 |
| 1020     | Major Pond Repairs 2009                | 2009        | 2-65 |
| 1024     | Major Pond Repairs 2010                | 2010        | 2-65 |
| 1025     | Major Pond Repairs 2011                | 2011        | 2-66 |
| 1021     | Major Pond Repairs Ann, Begin 2012     | 2012        | 2-66 |
| 02-45    | Monument Signage                       | 2013        | 2-41 |
| 1002     | Mowers 2027                            | 2047        | 2-58 |
| 1005     | Mowers, Carts, Blowers 2011            | 2011        | 2-58 |
| 05-76    | Mowers, Carts, Blowers 2010            | 2010        | 2-59 |
| 05-77    | Mowers, Carts, Blowers 2013            | 2013        | 2-59 |
| 03-58    | Painting 2009                          | 2009        | 2-51 |
| 03-59    | Painting 2010                          | 2010        | 2-51 |
| 03-60    | Painting 2011                          | 2011        | 2-51 |
| 1014     | Painting 2012                          | 2012        | 2-52 |
| 1023     | Painting 2013                          | 2013        | 2-52 |
| 02-41    | Perimeter-Yosemite Fence               | 2011        | 2-41 |

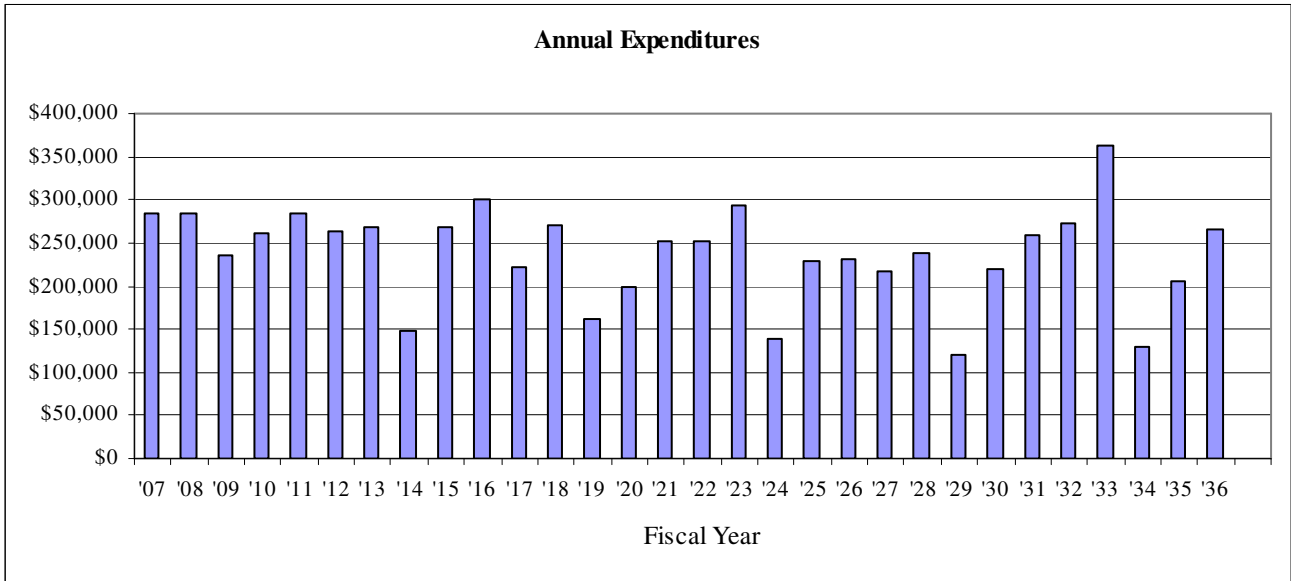
**Stoney Brook HOA  
RA Category Detail Index**

| Asset ID | Description  | Replacement | Page |
|----------|--|-------------|------|
| 07-116   | Piping for Pumps   | 2037        | 2-66 |
| 07-100   | Pond Cleaning 2010   | 2010        | 2-67 |
| 1026     | Pond Cleaning 2012   | 2012        | 2-67 |
| 1027     | Pond Cleaning Ea 10 yrs Begin 2022                         | 2022        | 2-67 |
| 07-97    | Pond Improvements Annually                                 | 2009        | 2-68 |
| 02-55    | Pond Storm Culverts  | 2015        | 2-41 |
| 07-117   | Pond Storm Drains  | 2037        | 2-68 |
| 06-92    | Pool Boiler  | 2012        | 2-61 |
| 06-86    | Pool Concrete Deck   | 2012        | 2-61 |
| 1006     | Pool Cover   | 2028        | 2-62 |
| 06-93    | Pool Furniture   | 2010        | 2-62 |
| 06-85    | Pool Interior Structure ea 15 yrs                          | 2022        | 2-62 |
| 06-94    | Pool Wood Deck   | 2022        | 2-63 |
| 07-112   | Pumps 2009   | 2009        | 2-68 |
| 07-113   | Pumps 2010   | 2010        | 2-69 |
| 1022     | Pumps ea 2 yrs begin 2013                                  | 2013        | 2-69 |
| 07-115   | Pumps every 2 yrs begin 2012                               | 2012        | 2-69 |
| 04-66    | Renovate Repair Mens Shower Room                           | 2011        | 2-57 |
| 06-88    | Repair Courts  | 2011        | 2-63 |
| 02-28    | Resurface Repair Paths 2009 then ea 5 yrs                  | 2009        | 2-42 |
| 02-26    | Resurface Repair Paths 2013 then ea 5 yrs                  | 2013        | 2-42 |
| 02-21    | Resurface and Repair Streets 2027                          | 2027        | 2-42 |
| 02-18    | Resurface/Repair Streets 2009                              | 2009        | 2-43 |
| 02-19    | Resurface/Repair Streets 2010                              | 2010        | 2-43 |
| 02-20    | Resurface/Repair Streets 2011                              | 2011        | 2-43 |
| 1018     | Resurface/Repair Streets 2012                              | 2012        | 2-44 |
| 02-38    | Retaining Walls 2011                                       | 2011        | 2-44 |
| 02-36    | Retaining Walls 2009                                       | 2009        | 2-44 |
| 02-37    | Retaining Walls 2010                                       | 2010        | 2-45 |
| 02-49    | Rotomill or Infrared Streets Yellow 2019 then after 30 yrs | 2019        | 2-45 |
| 02-46    | Rotomill or Infrared Streets Blue 2016 then after 30 yrs   | 2016        | 2-45 |
| 02-44    | Rotomill or Infrared Streets Green 2015 then after 30 yrs  | 2015        | 2-46 |
| 02-48    | Rotomill or Infrared Streets Orange 2018 then after 30 yrs | 2018        | 2-46 |
| 02-47    | Rotomill or Infrared Streets Pink 2017 then after 30 yrs   | 2017        | 2-47 |

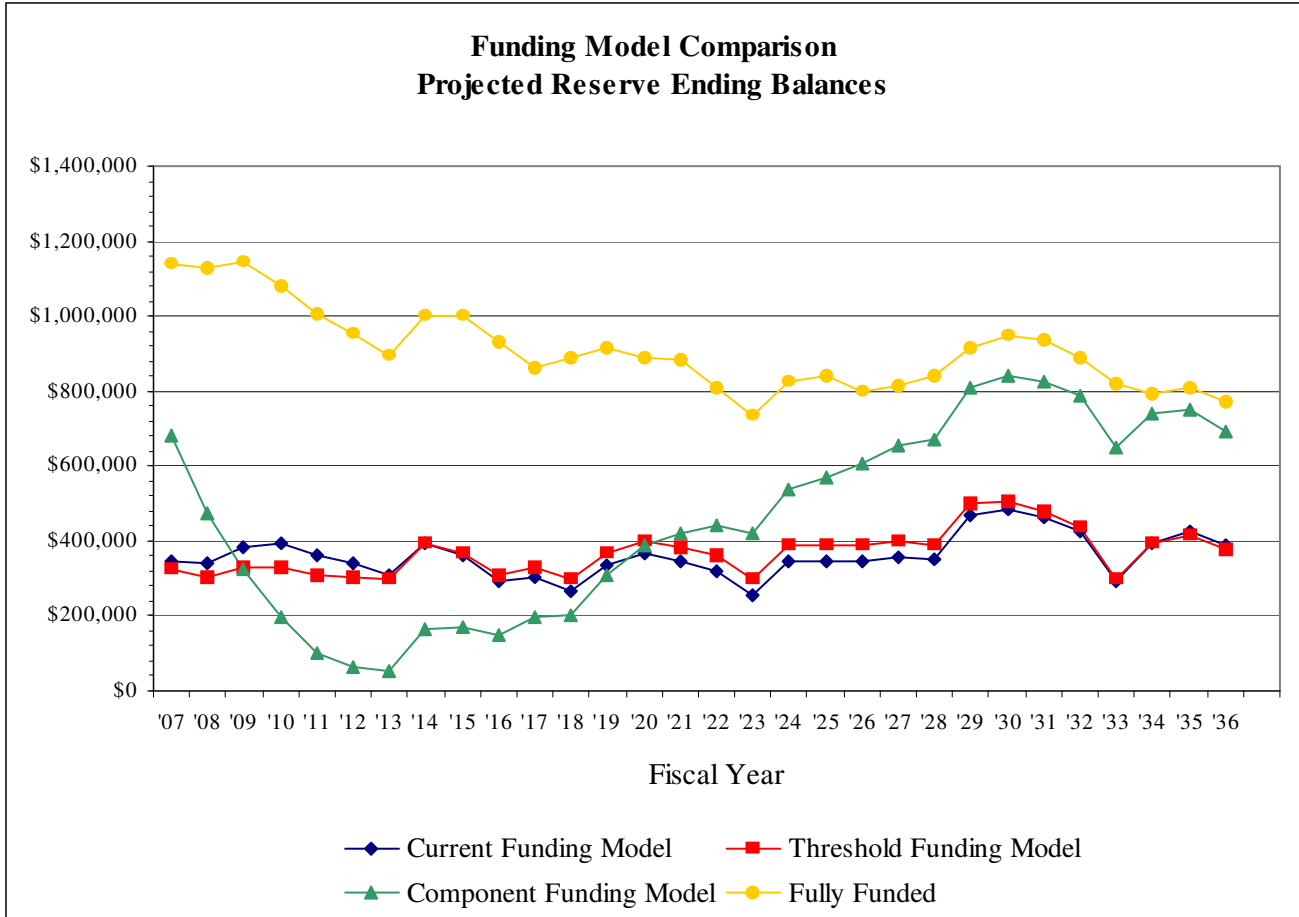
**Stoney Brook HOA  
RA Category Detail Index**

| Asset ID | Description                          | Replacement | Page |
|----------|--------------------------------------|-------------|------|
| 02-22    | Street Sealcoat 2012 then ea 5 yrs   | 2012        | 2-48 |
| 02-42    | Street Signs                         | 2022        | 2-49 |
| 06-89    | Tennis Court Fencing and Nets 2011   | 2011        | 2-63 |
| 06-90    | Tennis Court Fencing and Nets 2012   | 2012        | 2-64 |
| 01-8     | Tree Pruning 2008                    | 2038        | 2-36 |
| 01-9     | Tree Pruning Annually begin 2009     | 2009        | 2-36 |
| 1017     | Tree Removal/Replace Ann, Begin 2010 | 2010        | 2-36 |
| 01-13    | Tree Removal/Replacement 2009        | 2009        | 2-37 |
| 05-80    | Truck One 2010                       | 2010        | 2-59 |
| 05-82    | Truck Two 2013                       | 2013        | 2-60 |
| 02-51    | Water Laterals 1                     | 2025        | 2-49 |
| 02-54    | Water Laterals 2                     | 2033        | 2-49 |
| 01-3     | Xeriscape 2009                       | 2009        | 2-37 |
| 01-2     | Xeriscape Ann, Begin 2010            | 2010        | 2-37 |
|          | Total Funded Assets                  | 92          |      |
|          | Total Unfunded Assets                | <u>0</u>    |      |
|          | Total Assets                         | 92          |      |

**Stoney Brook HOA  
RA Annual Asset Expenditure Charts**

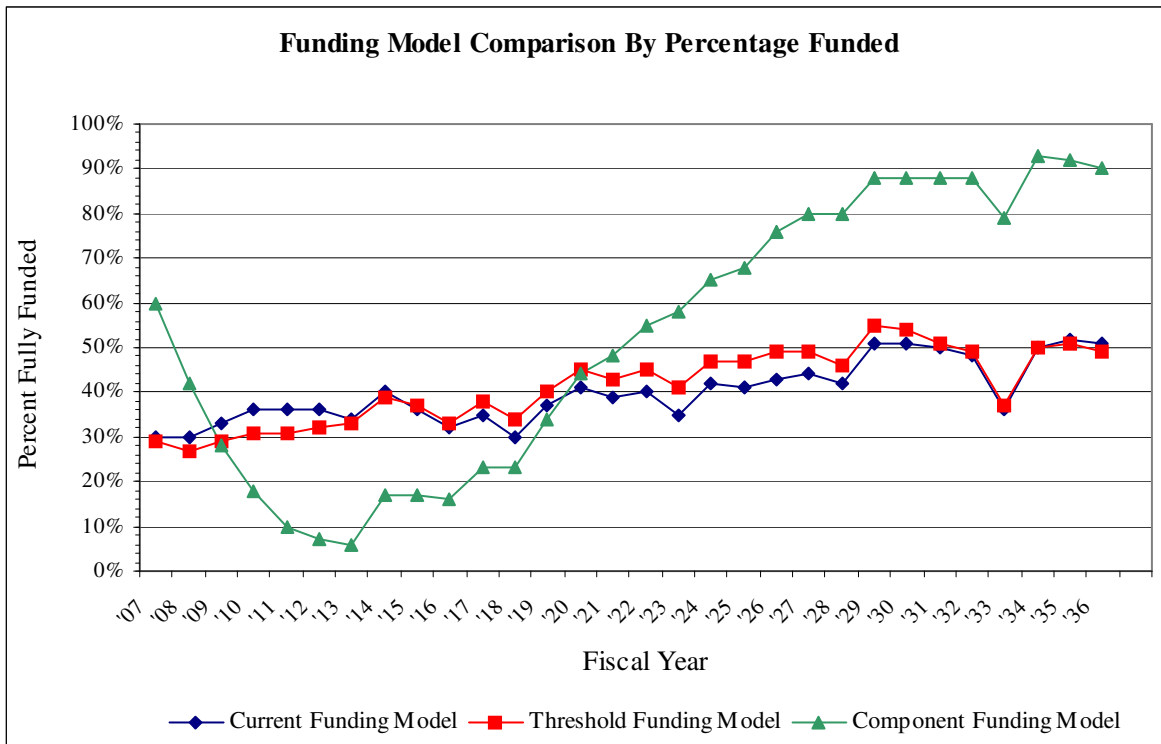


**Stoney Brook HOA  
RA Funding Model Reserve Ending Balance Comparison Chart**



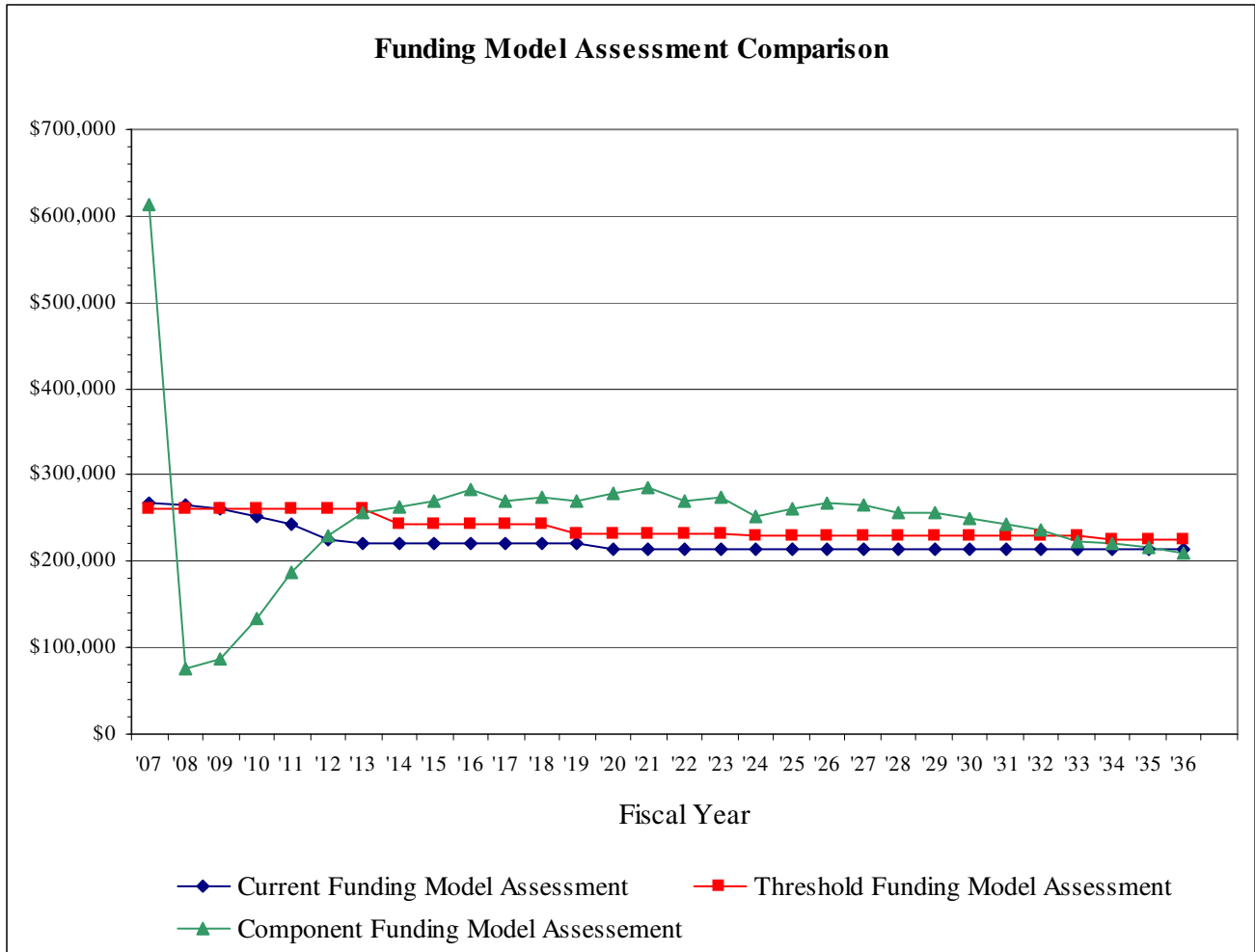
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

## Stoney Brook HOA RA Funding Model Comparison By Percent Funded Chart



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

**Stoney Brook HOA  
RA Funding Model Annual Assessment Comparison Chart**



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.