

Stone Curves COA

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2022



Draft Rev3

Stone Curves COA

January 1, 2022

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**Preparer's Report on Reserve Study
Type 2 Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2022**

Board of Directors
Stone Curves COA
Tucson, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

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

A Type 2 reserve study engagement is based on an updated on-site analysis. The on-site analysis of Stone Curves COA upon which this reserve management plan is based was performed by Greg Libke RSS of Facilities Advisors International on December 21, 2021.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Stone Curves COA. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2022, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2022, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

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

Reserve Professional's Responsibility

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

Report on Reserve Study

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

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

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

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

See Disclosures and Summary of Significant Assumptions

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

Required Supplementary Information

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

Regulatory Information

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

Facilities Advisors International LLC
Greg Libke, RSS
August 13, 2022

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See Disclosures and Summary of Significant Assumptions

Stone Curves COA
January 1, 2022

Statement of Position

Projection period: January 1, 2022 to 2051
Type of Project: Planned Development
Number of Units: 48
Location: Tucson, AZ
Project Construction date: July 1, 2002
On-Site analysis performed by: Greg Libke, RSS
Component analysis performed by: Greg Libke, RSS
Report prepared by: Greg Libke, RSS

No special assessments are considered necessary during the 30-year projection period.

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street & Parking Lot Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Current Replacement Cost of All Components	\$ 1,006,209
Future Replacement Cost of All Components	\$ 1,385,370
Projected Balance of Reserve Funds at January 1, 2022	\$ 498,082
100% Funded Amount at January 1, 2022	\$ 548,633
Percent Funded at January 1, 2022	90.78 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2022	\$ 1,053
Projected Reserve Contribution	\$ 39,996
Average Annual Reserve Contribution Per Unit	\$ 833
Monthly Reserve Contribution First Year of Projection	\$ 3,333
Average Monthly Reserve Contribution Per Unit	\$ 69
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Appliances	12-15	\$ 7,235
Bldg Exteriors	1-17	55,368
Bldg Interiors	12	940
Doors	7-13	18,243
Equipment	0-18	83,212
Fences, Walls, & Gates	0-15	47,487
Fixtures	4-23	54,250
Furniture	2	3,713
HVAC	0-14	31,315
Landscape	2- 5	27,650
Lighting	10-12	13,180
Paint	3-10	141,937
Painting	7	18,448
Pavement	0-10	86,720
Plumbing	1-12	22,710
Pool	0-18	29,027
Roof	0-20	726,687
Signs	12	4,196
Structure	0-20	13,055
		<u>\$ 1,385,373</u>

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/22 - 12/22	\$ 498,082.00	\$ 39,996.00	\$ 442.94	\$ 81,502.46	\$ 457,018.48
01/23 - 12/23	457,018.48	49,995.00	446.58	37,403.83	470,056.23
01/24 - 12/24	470,056.23	57,494.28	487.99	12,635.08	515,403.42
01/25 - 12/25	515,403.42	66,118.44	528.01	34,045.13	548,004.74
01/26 - 12/26	548,004.74	76,036.20	571.42	17,679.94	606,932.42
01/27 - 12/27	606,932.42	87,441.60	567.45	92,261.83	602,679.64
01/28 - 12/28	602,679.64	100,557.84	644.54	11,582.41	692,299.61
01/29 - 12/29	692,299.61	103,574.52	702.29	58,346.63	738,229.79
01/30 - 12/30	738,229.79	106,681.80	658.42	141,309.40	704,260.61
01/31 - 12/31	704,260.61	109,882.20	675.57	90,625.35	724,193.03
	<u>498,082.00</u>	<u>797,777.88</u>	<u>5,725.21</u>	<u>577,392.06</u>	<u>724,193.03</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/32 - 12/32	\$ 724,193.03	\$ 113,178.72	\$ 430.00	\$ 366,225.99	\$ 471,575.76
01/33 - 12/33	471,575.76	116,574.00	444.21	89,915.27	498,678.70
01/34 - 12/34	498,678.70	120,071.28	423.18	166,818.76	452,354.40
01/35 - 12/35	452,354.40	123,673.44	495.72	37,051.82	539,471.74
01/36 - 12/36	539,471.74	127,383.60	581.27	26,029.25	641,407.36
01/37 - 12/37	641,407.36	131,205.12	559.19	159,368.66	613,803.01
01/38 - 12/38	613,803.01	135,141.24	640.74	42,691.89	706,893.10
01/39 - 12/39	706,893.10	139,195.56	692.54	140,609.34	706,171.86
01/40 - 12/40	706,171.86	143,371.44	719.27	113,685.74	736,576.83
01/41 - 12/41	736,576.83	147,672.48	739.37	121,344.67	763,644.01
	<u>724,193.03</u>	<u>1,297,466.88</u>	<u>5,725.49</u>	<u>1,263,741.39</u>	<u>763,644.01</u>

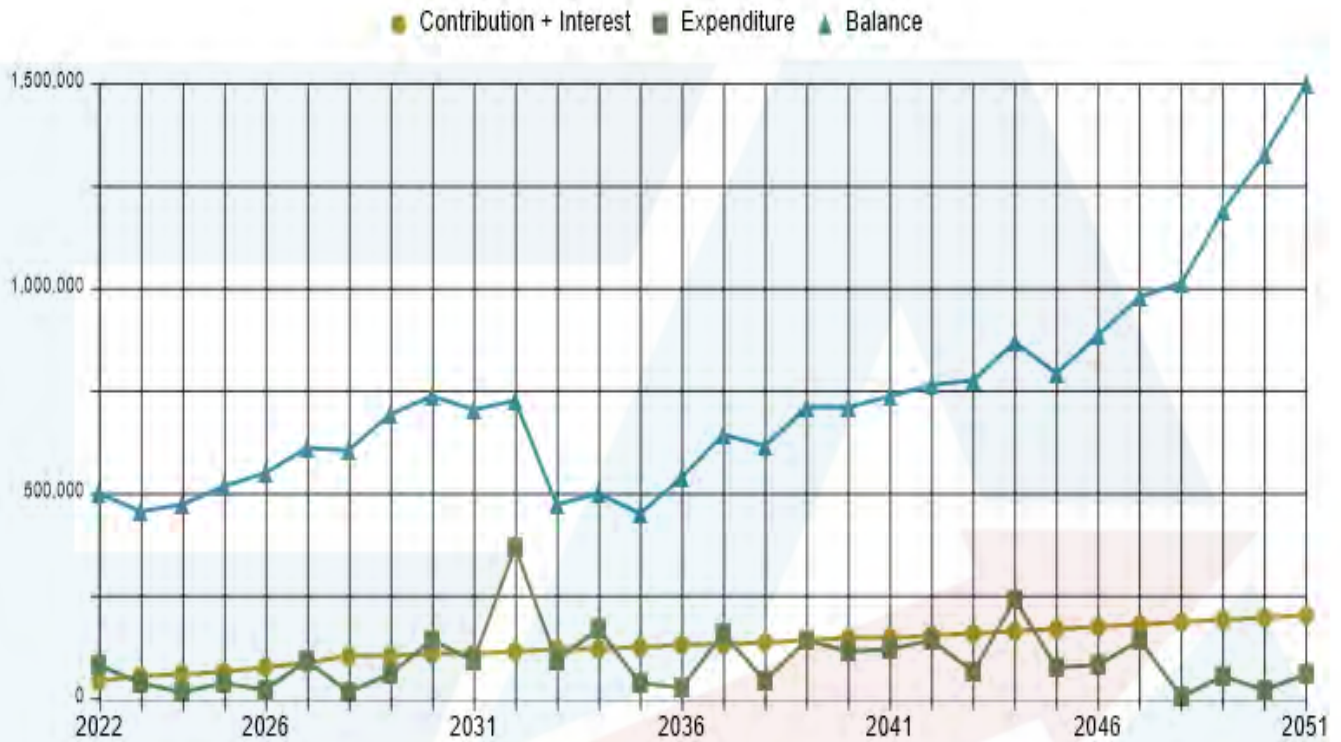
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/42 - 12/42	\$ 763,644.01	\$ 152,102.64	\$ 728.35	\$ 140,429.27	\$ 776,045.73
01/43 - 12/43	776,045.73	156,665.76	817.24	63,165.51	870,363.22
01/44 - 12/44	870,363.22	161,365.80	729.02	242,161.75	790,296.29
01/45 - 12/45	790,296.29	166,206.72	820.01	73,501.61	883,821.41
01/46 - 12/46	883,821.41	171,192.96	902.05	78,889.69	977,026.73
01/47 - 12/47	977,026.73	176,328.72	928.71	143,354.17	1,010,929.99
01/48 - 12/48	1,010,929.99	181,618.56	1,099.12	3,234.89	1,190,412.78
01/49 - 12/49	1,190,412.78	187,067.16	1,236.32	55,436.23	1,323,280.03
01/50 - 12/50	1,323,280.03	192,679.20	1,402.75	21,958.25	1,495,403.73
01/51 - 12/51	1,495,403.73	198,459.48	1,538.69	59,645.14	1,635,756.76
	<u>763,644.01</u>	<u>1,743,687.00</u>	<u>10,202.26</u>	<u>881,776.51</u>	<u>1,635,756.76</u>

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Bldg Exteriors		17,514								
Doors								13,917		
Equipment	1,522	1,030	2,524		1,233	13,585	5,015	9,224		
Fences, Walls, & Gates	1,500		1,591		3,376		1,791	13,120	1,900	1,957
Fixtures					1,688					
Furniture			3,713							
HVAC	22,500									
Landscape			2,153	5,463	8,441	11,592			6,333	9,785
Paint				7,545						
Painting								18,448		
Pavement	4,000	10,149	2,652	4,371			4,776	3,074	12,482	5,219
Plumbing		8,240								
Pool	4,100	470		14,028	2,940	4,007		561	9,117	595
Roof	42,880					63,076			111,475	73,067
Structure	5,000			2,637						
	81,502	37,403	12,635	34,045	17,679	92,261	11,582	58,346	141,309	90,625

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Appliances			1,782			5,452				
Bldg Exteriors		6,921				11,684	19,263	26,168		
Bldg Interiors			940							
Doors				4,322						
Equipment		692	3,393		1,657	6,266	1,604	41,936	2,553	13,151
Fences, Walls, & Gates	14,917		16,442		4,537	3,972	2,407		2,553	2,630
Fixtures										2,630
Furniture								5,784		
HVAC			27,802		4,537	9,347				
Landscape			2,893	7,342	11,344	15,579			8,512	13,151
Lighting	7,391		5,787							
Paint	134,391			10,140						
Painting								24,792		
Pavement	69,919		9,267			21,583		4,132	6,809	
Plumbing			14,469				12,837			
Pool		4,784		13,043	3,951	711	6,579	5,713	5,312	800
Roof	132,886	77,517	79,842			84,769		32,081	86,389	88,980
Signs			4,196							
Structure	6,719			2,202					1,555	
	366,225	89,915	166,818	37,051	26,029	159,368	42,691	140,609	113,685	121,344

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Bldg Exteriors		9,301								
Equipment		7,813	20,117	986	2,228	7,537				
Fences, Walls, & Gates	2,709		2,874		6,098		3,234		3,431	3,534
Fixtures		37,759		14,801						
HVAC					33,541			6,663		7,069
Landscape			3,889	9,867	15,245	20,937			11,439	17,674
Paint			191,610	13,627						
Painting								33,319		
Pavement		7,441	23,670		8,131			14,438		23,220
Pool		849		31,256	13,644	956		1,014	7,086	8,145
Roof	123,271					113,922				
Structure	14,448			2,960						
	140,429	63,165	242,161	73,501	78,889	143,354	3,234	55,436	21,958	59,645

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Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Appliance Dishwasher - Replace										
Appliance Refrigerator - Replace										
Appliance Stove - Commercial										
Appliance Washer/Dryer - Replace										
Arbor Poles - Metal - Replace										
Asphalt - 1" Overlay										
Asphalt - Re-Seal	4,000			4,371			4,776			5,219
Asphalt - Slurry Seal		10,149							12,482	
Backflow Valves - Replace										
Bldg Ext Balcony - Resurface		12,364								
Bldg Ext Downspouts - Replace										
Bldg Ext Metal - Repaint				7,545						
Bldg Ext Metal - Replace										
Bldg Ext Roof - Concrete Flashing		5,150								
Bldg Ext Roof Flat - Replace									111,475	73,067
Bldg Ext Roof Flat - Reseal	42,880					49,709				
Bldg Ext Roof Tile - Repair						13,366				
Bldg Ext Roof Tile - Replace										
Bldg Ext Wood - Repaint								18,448		
Bldg Int Cabinets - Replace										
Bldg Int Ceiling Fan - Replace					1,688					
Bldg Int Ceiling Panels - Replace										
Bldg Int Drains - Replace										
Bldg Int Flooring - Replace										
Block Walls Ferro - Maintenance Allow					1,688					1,957
Bridge - Repair / Replace										
Car Ports - Maintenance Allowance	5,000									
Chicken Coop - Replace										
Cistern Tanks - Replace										

Stone Curves COA

Analysis Date - January 1, 2022

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Expenditures - Matrix Items

Component	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Community - Repaint										
Concrete - Repair			2,652					3,074		
Door Exterior Wood / Glass - Replace								4,368		
Door Exterior Wood SC - Replace								3,494		
Door Garage Metal - Replace										
Door Interior Wood HC - Replace								873		
Door Sliding Glass - Replace								2,621		
Door Utility Metal - Replace								436		
Elevator - Equipment										
Elevator Cab - Remodel										
Elevator Doors - Replace								2,121		
Fence Metal 4' - Replace								2,246		
Fence Metal 6' - Replace										
Ferro Wall Repair										
Fire Sprinkler Guage Valve - Replace		8,240								
Gate Operators - Replace						4,173				
Gates - Rekey		1,030								
Gates Metal Iron - Replace										
Gates Pedestrian - Repair & Replace								10,874		
HVAC 2-Ton - Replace	6,000									
HVAC Systems - Replace	16,500									
Irrigation Controllers - Replace							5,015			
Irrigation System - Refurbish						11,592				
Landscape - Improvement					8,441					9,785
Landscape Mower - Replace										
Landscaping - Path Lighting			2,153							
Lights Bldg Ext - Replace										
Lights Bldg Int - Replace										
Mailboxes Cluster - Replace										

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Park Patio - Maintenance				1,639						
Park Patio Furniture - Replace										
Park Play Structure - Replace						9,412				
Perimeter Walls - Maintenance Allowa	1,500		1,591		1,688		1,791		1,900	
Pool - Replaster				7,649						
Pool Filter Medium				140					163	
Pool Filters				2,495						
Pool Filters - Replace	1,522									
Pool Kool Deck - Repair						3,477				
Pool Kool Deck - Reseal		470		499		529		561		595
Pool Pumps - Replace			2,524							
Pool Shade Sails - Replace								9,224		
Pool Shade Sails Posts - Replace										
Room Refurbish										
Safety Fire Detection - Replace				998						
Signage - Replace										
Spa - Replaster										
Spa Aerator - Replace					1,233					
Spa Filter - Replace				2,495					2,892	
Spa Filter Medium - Replace				748					867	
Spa Heater- Replace	4,100								5,193	
Spa Pump - Replace					2,940					
Tables/Chairs - Replace			3,713							
Tree Trim				5,463					6,333	
Underground Sewer										
Vehicle Gates - Replace										
	81,502	37,403	12,635	34,045	17,679	92,261	11,582	58,346	141,309	90,625

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Appliance Dishwasher - Replace										
Appliance Refrigerator - Replace			1,782							
Appliance Stove - Commercial						5,452				
Appliance Washer/Dryer - Replace										
Arbor Poles - Metal - Replace				4,471						
Asphalt - 1" Overlay	69,919									
Asphalt - Re-Seal			5,703			6,232			6,809	
Asphalt - Slurry Seal						15,351				
Backflow Valves - Replace			14,469							
Bldg Ext Balcony - Resurface							19,263			
Bldg Ext Downspouts - Replace								26,168		
Bldg Ext Metal - Repaint				10,140						
Bldg Ext Metal - Replace			8,009							
Bldg Ext Roof - Concrete Flashing		6,921								
Bldg Ext Roof Flat - Replace	75,259	77,517	79,842							
Bldg Ext Roof Flat - Reseal	57,627					66,805				
Bldg Ext Roof Tile - Repair						17,963				
Bldg Ext Roof Tile - Replace								32,081	86,389	88,980
Bldg Ext Wood - Repaint								24,792		
Bldg Int Cabinets - Replace										
Bldg Int Ceiling Fan - Replace										2,630
Bldg Int Ceiling Panels - Replace			940							
Bldg Int Drains - Replace										
Bldg Int Flooring - Replace										
Block Walls Ferro - Maintenance Allow					2,268					2,630
Bridge - Repair / Replace										
Car Ports - Maintenance Allowance	6,719									
Chicken Coop - Replace						11,684				
Cistern Tanks - Replace										

Stone Curves COA

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Expenditures - Matrix Items

Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Community - Repaint	134,391									
Concrete - Repair			3,564					4,132		
Door Exterior Wood / Glass - Replace										
Door Exterior Wood SC - Replace										
Door Garage Metal - Replace				2,757						
Door Interior Wood HC - Replace										
Door Sliding Glass - Replace				1,043						
Door Utility Metal - Replace				521						
Elevator - Equipment								41,936		
Elevator Cab - Remodel						3,894				
Elevator Doors - Replace										
Fence Metal 4' - Replace										
Fence Metal 6' - Replace	12,901									
Ferro Wall Repair										
Fire Sprinkler Guage Valve - Replace							12,837			
Gate Operators - Replace										
Gates - Rekey							1,604			
Gates Metal Iron - Replace						3,972				
Gates Pedestrian - Repair & Replace										
HVAC 2-Ton - Replace			4,277		4,537	9,347				
HVAC Systems - Replace			23,525							
Irrigation Controllers - Replace										
Irrigation System - Refurbish						15,579				
Landscape - Improvement					11,344					13,151
Landscape Mower - Replace		692								
Landscaping - Path Lighting			2,893							
Lights Bldg Ext - Replace			5,787							
Lights Bldg Int - Replace	7,391									
Mailboxes Cluster - Replace									2,553	

Stone Curves COA

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Expenditures - Matrix Items

Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Park Patio - Maintenance				2,202						
Park Patio Furniture - Replace										
Park Play Structure - Replace										
Perimeter Walls - Maintenance Allowa	2,015		2,138		2,268		2,407		2,553	
Pool - Replaster										
Pool Filter Medium				189					219	
Pool Filters				3,353						
Pool Filters - Replace						2,371				
Pool Kool Deck - Repair		4,152						4,958		
Pool Kool Deck - Reseal		632		670		711		754		800
Pool Pumps - Replace			3,393							
Pool Shade Sails - Replace										13,151
Pool Shade Sails Posts - Replace										
Room Refurbish										
Safety Fire Detection - Replace									1,555	
Signage - Replace			4,196							
Spa - Replaster									39	
Spa Aerator - Replace					1,657					
Spa Filter - Replace				3,353					3,887	
Spa Filter Medium - Replace				1,006					1,166	
Spa Heater- Replace							6,579			
Spa Pump - Replace					3,951					
Tables/Chairs - Replace								5,784		
Tree Trim				7,342					8,512	
Underground Sewer										
Vehicle Gates - Replace			6,294							
	366,225	89,915	166,818	37,051	26,029	159,368	42,691	140,609	113,685	121,344

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Appliance Dishwasher - Replace										
Appliance Refrigerator - Replace										
Appliance Stove - Commercial										
Appliance Washer/Dryer - Replace										
Arbor Poles - Metal - Replace										
Asphalt - 1" Overlay										
Asphalt - Re-Seal		7,441			8,131			8,885		
Asphalt - Slurry Seal			18,880							23,220
Backflow Valves - Replace										
Bldg Ext Balcony - Resurface										
Bldg Ext Downspouts - Replace										
Bldg Ext Metal - Repaint				13,627						
Bldg Ext Metal - Replace										
Bldg Ext Roof - Concrete Flashing		9,301								
Bldg Ext Roof Flat - Replace										
Bldg Ext Roof Flat - Reseal	77,446					89,781				
Bldg Ext Roof Tile - Repair						24,141				
Bldg Ext Roof Tile - Replace	45,825									
Bldg Ext Wood - Repaint								33,319		
Bldg Int Cabinets - Replace				14,801						
Bldg Int Ceiling Fan - Replace										
Bldg Int Ceiling Panels - Replace										
Bldg Int Drains - Replace										
Bldg Int Flooring - Replace										
Block Walls Ferro - Maintenance Allow					3,049					3,534
Bridge - Repair / Replace	5,418									
Car Ports - Maintenance Allowance	9,030									
Chicken Coop - Replace										
Cistern Tanks - Replace										

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Community - Repaint			191,610							
Concrete - Repair			4,790					5,553		
Door Exterior Wood / Glass - Replace										
Door Exterior Wood SC - Replace										
Door Garage Metal - Replace										
Door Interior Wood HC - Replace										
Door Sliding Glass - Replace										
Door Utility Metal - Replace										
Elevator - Equipment										
Elevator Cab - Remodel										
Elevator Doors - Replace										
Fence Metal 4' - Replace										
Fence Metal 6' - Replace										
Ferro Wall Repair										
Fire Sprinkler Guage Valve - Replace										
Gate Operators - Replace						7,537				
Gates - Rekey										
Gates Metal Iron - Replace										
Gates Pedestrian - Repair & Replace										
HVAC 2-Ton - Replace								6,663		7,069
HVAC Systems - Replace					33,541					
Irrigation Controllers - Replace		7,813								
Irrigation System - Refurbish						20,937				
Landscape - Improvement					15,245					17,674
Landscape Mower - Replace				986						
Landscaping - Path Lighting			3,889							
Lights Bldg Ext - Replace										
Lights Bldg Int - Replace										
Mailboxes Cluster - Replace										

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Park Patio - Maintenance				2,960						
Park Patio Furniture - Replace										
Park Play Structure - Replace			15,557							
Perimeter Walls - Maintenance Allowa	2,709		2,874		3,049		3,234		3,431	
Pool - Replaster				13,815						
Pool Filter Medium				254					294	
Pool Filters				4,506						
Pool Filters - Replace										
Pool Kool Deck - Repair				5,920						7,069
Pool Kool Deck - Reseal		849		901		956		1,014		1,076
Pool Pumps - Replace			4,560							
Pool Shade Sails - Replace										
Pool Shade Sails Posts - Replace		37,759								
Room Refurbish										
Safety Fire Detection - Replace										
Signage - Replace										
Spa - Replaster										
Spa Aerator - Replace					2,228					
Spa Filter - Replace				4,506					5,224	
Spa Filter Medium - Replace				1,352					1,567	
Spa Heater- Replace					8,334					
Spa Pump - Replace					5,310					
Tables/Chairs - Replace										
Tree Trim				9,867					11,439	
Underground Sewer										
Vehicle Gates - Replace										
	140,429	63,165	242,161	73,501	78,889	143,354	3,234	55,436	21,958	59,645

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Summary

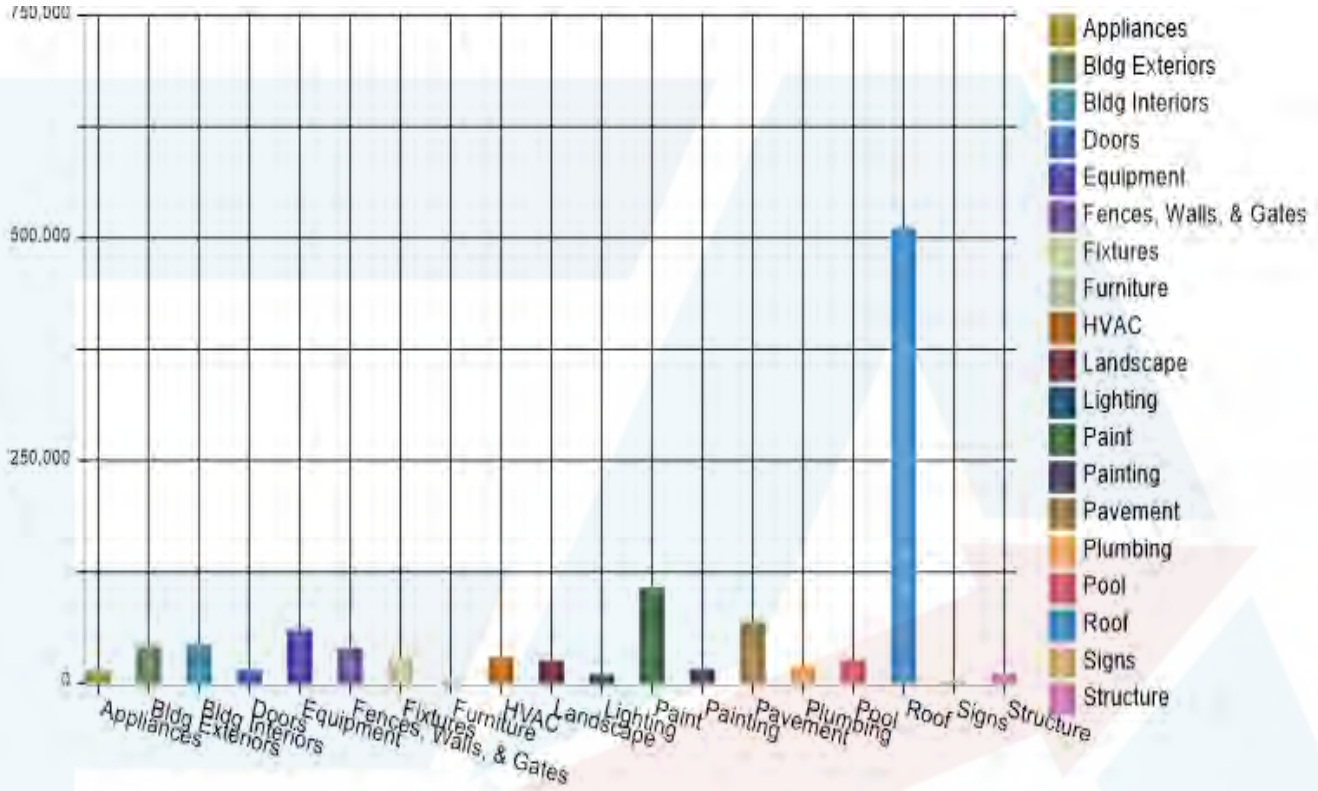
Category	Replace Date	Replace Life	Current Cost	Future Cost
Appliances	01/30-01/37	8:00 -15:00	\$ 12,750.00	\$ 18,146.50
Bldg Exteriors	01/23-07/39	1:00 -17:06	40,104.18	55,367.42
Bldg Interiors	07/34-07/37	12:06 -15:06	42,350.00	66,875.11
Doors	07/29-07/35	7:06 -13:06	14,050.00	18,239.35
Equipment	07/22-01/40	0:06 -18:00	58,760.00	83,212.78
Fences, Walls, & Gates	01/22-01/37	0:00 -15:00	38,547.00	51,016.69
Fixtures	01/26-01/45	4:00 -23:00	29,000.00	54,250.03
Furniture	01/24-01/24	2:00 - 2:00	3,500.00	3,713.15
HVAC	01/22-01/36	0:00 -14:00	28,500.00	31,315.05
Landscape	07/24-01/27	2:06 - 5:00	24,500.00	27,651.09
Lighting	01/32-07/34	10:00 -12:06	9,500.00	13,179.50
Paint	07/25-01/32	3:06 -10:00	106,743.00	141,936.91
Painting	01/29-01/29	7:00 - 7:00	15,000.00	18,448.11
Pavement	07/22-01/32	0:06 -10:00	68,321.38	86,720.68
Plumbing	01/23-01/52	1:00 -30:00	18,000.00	22,709.89
Pool	01/22-01/40	0:00 -18:00	25,449.00	29,027.75
Roof	01/22-07/42	0:00 -20:06	510,535.05	726,684.76
Signs	07/34-07/34	12:06 -12:06	2,900.00	4,196.26
Structure	01/22-01/42	0:00 -20:00	10,400.00	13,055.52
			1,058,909.61	1,465,746.55

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Category - Chart



Stone Curves COA

January 1, 2022

Disclosures

Site Analysis

Stone Curves COA is a planned development association located in Tucson, AZ. The Association consists of 48 units located at the corner of N. Stone Ave and E Limberlost Dring approximately 5.5 acres. The units were constructed as a single phase in July 1, 2002.

The site analysis was performed on December 21, 2021 by Greg Libke, RSS of Facilities Advisors Arizona LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

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

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

Component Analysis

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

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

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

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

Stone Curves COA
January 1, 2022

General Exclusions from the analysis are:

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

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

Financial Analysis

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

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.10%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 90.78% as of January 1, 2022 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 498,082, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 498,082

Significant Assumptions

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

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.10% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Appliances	20:00 -30:00	12:00 -15:00	\$ 7,235
Bldg Exteriors	10:00 -35:00	1:00 -17:06	55,368
Bldg Interiors	30:00	12:06	940
Doors	25:00	7:06 -13:06	18,243
Equipment	10:00 -35:00	0:06 -18:00	83,212
Fences, Walls, & Gates	2:00 -30:00	0:00 -15:00	47,487
Fixtures	15:00 -30:00	4:00 -23:00	54,250
Furniture	15:00	2:00	3,713
HVAC	12:00 -15:00	0:00 -14:00	31,315
Landscape	5:00 -10:00	2:06 - 5:00	27,650
Lighting	20:00 -30:00	10:00 -12:06	13,180
Paint	10:00 -12:00	3:06 -10:00	141,937
Painting	10:00	7:00	18,448
Pavement	3:00 -20:00	0:06 -10:00	86,720
Plumbing	15:00 -30:00	1:00 -12:06	22,710
Pool	2:00 -30:00	0:00 -18:00	29,027
Roof	5:00 -35:00	0:00 -20:06	726,687
Signs	30:00	12:06	4,196
Structure	10:00 -35:00	0:00 -20:00	13,055
			<u>1,385,373</u>

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Appliance Dishwasher - Replace										
	CH - Kitchen		07/01/2032	\$ 8,000.00	1 Each	\$ 8,000	10:00	10:00	10:06	\$ 10,911
						8,000				10,911
Appliance Refrigerator - Replace										
	CH - Kitchen		01/01/2034	\$ 1,250.00	1 Each	\$ 1,250	20:00	20:00	12:00	\$ 1,782
						1,250				1,782
Appliance Stove - Commercial										
	CH - Kitchen		01/01/2037	\$ 3,500.00	1 Each	\$ 3,500	30:00	30:00	15:00	\$ 5,452
						3,500				5,452
Appliance Washer/Dryer - Replace										
	CH - Laundry		01/01/2030	\$ 1,650.00	0 Each	\$ 0	10:00	10:00	8:00	\$ 0
						0				0
Arbor Poles - Metal - Replace										
	Pool		07/01/2035	\$ 500.00	6 Each	\$ 3,000	30:00	30:00	13:06	\$ 4,471
						3,000				4,471
Asphalt - 1" Overlay										
	Common Area -		01/01/2032	\$ 1.32	21,414 SF	\$ 28,266	20:00	20:00	10:00	\$ 37,987
	Common Area -		01/01/2032	1.32	18,000 SF	23,760	20:00	20:00	10:00	31,931
						52,026				69,919
Asphalt - Re-Seal										
			07/29/2022	\$ 0.10	21,414 SF	\$ 2,141	3:00	3:00	0:06	\$ 2,173
			07/29/2022	0.10	18,000 SF	1,800	3:00	3:00	0:06	1,826
						3,941				4,000
Asphalt - Slurry Seal										
	Common Area -		01/01/2023	\$ 0.25	21,414 SF	\$ 5,353	7:00	7:00	1:00	\$ 5,514
	Common Area -		01/01/2023	0.25	18,000 SF	4,500	7:00	7:00	1:00	4,635
						9,853				10,149

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Backflow Valves - Replace										
	Common Area		07/01/2034	\$ 1,250.00	8 Each	\$ 10,000	30:00	30:00	12:06	\$ 14,469
						10,000				14,469
Bldg Ext Balcony - Resurface										
	CH - Exterior		01/01/2023	\$ 2.80	635 SF	\$ 1,783	15:00	15:00	1:00	\$ 1,836
	Village 1		01/01/2023	2.80	728 SF	2,044	15:00	15:00	1:00	2,105
	Village 2		01/01/2023	2.80	728 SF	2,044	15:00	15:00	1:00	2,105
	Village 3		01/01/2023	2.80	728 SF	2,044	15:00	15:00	1:00	2,105
	Village 4		01/01/2023	2.80	728 SF	2,044	15:00	15:00	1:00	2,105
	Village 5		01/01/2023	2.80	728 SF	2,044	15:00	15:00	1:00	2,105
						12,004				12,364
Bldg Ext Downspouts - Replace										
	CH - Exterior		07/01/2039	\$ 650.00	4 Each	\$ 2,600	35:00	35:00	17:06	\$ 4,361
	Village 1		07/01/2039	650.00	4 Each	2,600	35:00	35:00	17:06	4,361
	Village 2		07/01/2039	650.00	4 Each	2,600	35:00	35:00	17:06	4,361
	Village 3		07/01/2039	650.00	4 Each	2,600	35:00	35:00	17:06	4,361
	Village 4		07/01/2039	650.00	4 Each	2,600	35:00	35:00	17:06	4,361
	Village 5		07/01/2039	650.00	4 Each	2,600	35:00	35:00	17:06	4,361
						15,600				26,168
Bldg Ext Metal - Repaint										
	CH - Exterior		07/01/2025	\$ 613.00	1 Job	\$ 613	10:00	10:00	3:06	\$ 679
	Village 1		11/01/2025	613.00	2 Job	1,226	10:00	10:00	3:10	1,373
	Village 2		11/01/2025	613.00	2 Job	1,226	10:00	10:00	3:10	1,373
	Village 3		11/01/2025	613.00	2 Job	1,226	10:00	10:00	3:10	1,373
	Village 4		11/01/2025	613.00	2 Job	1,226	10:00	10:00	3:10	1,373
	Village 5		11/01/2025	613.00	2 Job	1,226	10:00	10:00	3:10	1,373
						6,743				7,545

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Replace	Est	Adj	Rem					
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Ext Metal - Replace									
CH - Exterior		07/01/2034	\$ 45.00	123 LF	\$ 5,535	30:00	30:00	12:06	\$ 8,009
					5,535				8,009
Bldg Ext Roof - Concrete Flashing									
		01/01/2023	\$ 5,000.00	1 Job	\$ 5,000	10:00	10:00	1:00	\$ 5,150
					5,000				5,150
Bldg Ext Roof Flat - Replace									
CH		01/01/2030	\$ 8.00	4,000 SF	\$ 32,000	25:00	25:00	8:00	\$ 40,536
Village 1		01/01/2030	8.00	3,500 SF	28,000	25:00	25:00	8:00	35,469
Village 1		01/01/2030	8.00	3,500 SF	28,000	25:00	25:00	8:00	35,469
Village 2		01/01/2031	8.00	3,500 SF	28,000	25:00	25:00	9:00	36,533
Village 2		01/01/2031	8.00	3,500 SF	28,000	25:00	25:00	9:00	36,533
Village 3		01/01/2032	8.00	3,500 SF	28,000	25:00	25:00	10:00	37,629
Village 3		01/01/2032	8.00	3,500 SF	28,000	25:00	25:00	10:00	37,629
Village 4		01/01/2033	8.00	3,500 SF	28,000	25:00	25:00	11:00	38,758
Village 4		01/01/2033	8.00	3,500 SF	28,000	25:00	25:00	11:00	38,758
Village 5		01/01/2034	8.00	3,500 SF	28,000	25:00	25:00	12:00	39,921
Village 5		01/01/2034	8.00	3,500 SF	28,000	25:00	25:00	12:00	39,921
					312,000				417,162
Bldg Ext Roof Flat - Reseal									
		01/01/2022	\$ 1.15	37,287 Job	\$ 42,880	5:00	5:00	0:00	\$ 42,880
					42,880				42,880
Bldg Ext Roof Tile - Repair									
		01/01/2027	\$ 2.00	5,765 Job	\$ 11,530	10:00	10:00	5:00	\$ 13,366
					11,530				13,366
Bldg Ext Roof Tile - Replace									
CH - Exterior		07/01/2039	\$ 25.00	765 SF	\$ 19,125	35:00	35:00	17:06	\$ 32,081

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Bldg Ext Roof Tile - Replace										
	Village 1		07/01/2040	\$ 25.00	1,000 SF	\$ 25,000	35:00	35:00	18:06	\$ 43,194
	Village 2		07/01/2040	25.00	1,000 SF	25,000	35:00	35:00	18:06	43,194
	Village 3		07/01/2041	25.00	1,000 SF	25,000	35:00	35:00	19:06	44,490
	Village 4		07/01/2041	25.00	1,000 SF	25,000	35:00	35:00	19:06	44,490
	Village 5		07/01/2042	25.00	1,000 SF	25,000	35:00	35:00	20:06	45,825
						144,125				253,276
Bldg Ext Wood - Repaint										
			01/01/2029	\$ 15,000.00	1 Job	\$ 15,000	10:00	10:00	7:00	\$ 18,448
						15,000				18,448
Bldg Int Cabinets - Replace										
	CH - Dining		01/01/2045	\$ 2,500.00	1 Lot	\$ 2,500	25:00	25:00	23:00	\$ 4,933
	CH - Guest Bath		01/01/2032	2,500.00	0 Lot	0	25:00	25:00	10:00	0
	CH - Kitchen		01/01/2045	2,500.00	1 Lot	2,500	25:00	25:00	23:00	4,933
	CH - Laundry		01/01/2045	2,500.00	1 Lot	2,500	25:00	25:00	23:00	4,933
	CH - Office		01/01/2032	2,500.00	0 Lot	0	25:00	25:00	10:00	0
						7,500				14,801
Bldg Int Ceiling Fan - Replace										
	Common Area		01/01/2026	\$ 1,500.00	1 Each	\$ 1,500	15:00	15:00	4:00	\$ 1,688
						1,500				1,688
Bldg Int Ceiling Panels - Replace										
	CH - Dining		07/01/2034	\$ 5.00	60 SF	\$ 300	30:00	30:00	12:06	\$ 434
	CH - Laundry		07/01/2034	5.00	10 SF	50	30:00	30:00	12:06	72
	CH - Living Roo		07/01/2034	5.00	40 SF	200	30:00	30:00	12:06	289
	CH - Office		07/01/2034	5.00	20 SF	100	30:00	30:00	12:06	144
						650				940

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Replace				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Int Drains - Replace									
Common Area		07/01/2034	\$ 650.00	0 Each	\$ 0	30:00	30:00	12:06	\$ 0
CH - Dining		07/01/2034	650.00	0 Each	0	30:00	30:00	12:06	0
CH - Guest Bedr		07/01/2034	650.00	0 Each	0	30:00	30:00	12:06	0
CH - Guest Bedr		07/01/2034	650.00	0 Each	0	30:00	30:00	12:06	0
CH - Guest Bedr		07/01/2034	650.00	0 Each	0	30:00	30:00	12:06	0
CH - Living Roo		07/01/2034	650.00	0 Each	0	30:00	30:00	12:06	0
					0				0
Bldg Int Flooring - Replace									
CH - Guest Bedr		01/01/2036	\$ 1,500.00	0 Lot	\$ 0	15:00	15:00	14:00	\$ 0
					0				0
Block Walls Ferro - Maintenance Allowance									
Common Area		01/01/2026	\$ 1,500.00	1 Lot	\$ 1,500	5:00	5:00	4:00	\$ 1,688
					1,500				1,688
Bridge - Repair / Replace									
Common Area		01/01/2042	\$ 1,500.00	2 Each	\$ 3,000	35:00	35:00	20:00	\$ 5,418
					3,000				5,418
Car Ports - Maintenance Allowance									
Common Area		01/01/2022	\$ 5,000.00	1 Lot	\$ 5,000	10:00	10:00	0:00	\$ 5,000
					5,000				5,000
Chicken Coop - Replace									
		01/01/2037	\$ 7,500.00	1 Each	\$ 7,500	30:00	30:00	15:00	\$ 11,684
					7,500				11,684
Cistern Tanks - Replace									
Common Area		07/01/2034	\$ 4,500.00	0 Each	\$ 0	30:00	30:00	12:06	\$ 0
					0				0

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Replace				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Community - Repaint									
CH - Exterior		01/01/2032	\$ 100,000.00	1 SF	\$ 100,000	12:00	12:00	10:00	\$ 134,391
					100,000				134,391
Concrete - Repair									
Common Area		01/01/2024	\$ 2,500.00	1 Lot	\$ 2,500	5:00	5:00	2:00	\$ 2,652
Common Area	Sidewalks	07/01/2022	2,500.00	0 Lot	0	5:00	5:00	0:06	0
					2,500				2,652
Door Exterior Wood / Glass - Replace									
CH - Fitness Ce		07/01/2029	\$ 350.00	2 Each	\$ 700	25:00	25:00	7:06	\$ 873
CH - Kitchen		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Laundry		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Library		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Living Roo		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Office		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Play Room		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Storage 1		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Storage 2		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
					3,500				4,368
Door Exterior Wood SC - Replace									
CH - Bathroom 1		07/01/2029	\$ 350.00	1 Each	\$ 350	25:00	25:00	7:06	\$ 436
CH - Bathroom 2		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Dining		07/01/2029	350.00	2 Each	700	25:00	25:00	7:06	873
CH - Guest Bath		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Guest Bedr		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Guest Bedr		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
CH - Guest Bedr		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
					2,800				3,494

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Door Garage Metal - Replace										
	Maintenance Bu		07/01/2035	\$ 1,850.00	1 Each	\$ 1,850	25:00	25:00	13:06	\$ 2,757
						1,850				2,757
Door Interior Wood HC - Replace										
	CH - Living Roo		07/01/2029	\$ 350.00	2 Each	\$ 700	25:00	25:00	7:06	\$ 873
						700				873
Door Sliding Glass - Replace										
	CH - Dining		07/01/2029	\$ 350.00	2 Each	\$ 700	25:00	25:00	7:06	\$ 873
	CH - Fitness Ce		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
	CH - Living Roo		07/01/2029	350.00	2 Each	700	25:00	25:00	7:06	873
	CH - Play Room		07/01/2029	350.00	1 Each	350	25:00	25:00	7:06	436
	Maintenance Bu		07/01/2035	350.00	2 Each	700	25:00	25:00	13:06	1,043
						2,800				3,664
Door Utility Metal - Replace										
	CH - Exterior		07/01/2029	\$ 350.00	1 Each	\$ 350	25:00	25:00	7:06	\$ 436
	Maintenance Bu		07/01/2035	350.00	1 Each	350	25:00	25:00	13:06	521
						700				958
Elevator - Equipment										
	CH - Exterior		07/01/2039	\$ 25,000.00	1 Each	\$ 25,000	35:00	35:00	17:06	\$ 41,936
						25,000				41,936
Elevator Cab - Remodel										
	CH - Exterior		01/01/2037	\$ 2,500.00	1 Each	\$ 2,500	25:00	25:00	15:00	\$ 3,894
						2,500				3,894
Elevator Doors - Replace										
	CH - Exterior		07/01/2029	\$ 850.00	2 Each	\$ 1,700	25:00	25:00	7:06	\$ 2,121
						1,700				2,121

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Replace				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Fence Metal 4'- Replace									
CH - Exterior		07/01/2029	\$ 45.00	40 LF	\$ 1,800	25:00	25:00	7:06	\$ 2,246
					1,800				2,246
Fence Metal 6'- Replace									
Pool		01/01/2032	\$ 60.00	160 LF	\$ 9,600	20:00	20:00	10:00	\$ 12,901
					9,600				12,901
Ferro Wall Repair									
		07/29/2027	\$ 3,000.00	1 Job	\$ 3,000	5:00	5:00	5:06	\$ 3,529
					3,000				3,529
Fire Sprinkler Guage Valve - Replace									
		01/01/2023	\$ 8,000.00	1 Job	\$ 8,000	15:00	15:00	1:00	\$ 8,240
					8,000				8,240
Gate Operators - Replace									
Common Area		01/01/2027	\$ 1,200.00	3 Each	\$ 3,600	20:00	20:00	5:00	\$ 4,173
					3,600				4,173
Gates - Rekey									
		01/01/2023	\$ 1,000.00	1 Job	\$ 1,000	15:00	15:00	1:00	\$ 1,030
					1,000				1,030
Gates Metal Iron - Replace									
CH - Exterior		01/01/2037	\$ 850.00	3 Each	\$ 2,550	25:00	25:00	15:00	\$ 3,972
					2,550				3,972
Gates Pedestrian - Repair & Replace									
Common Area		07/01/2029	\$ 1,452.00	6 Lot	\$ 8,712	25:00	25:00	7:06	\$ 10,874
					8,712				10,874
HVAC 2-Ton - Replace									
CH - Exterior		01/01/2034	\$ 3,000.00	1 Each	\$ 3,000	15:00	15:00	12:00	\$ 4,277

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
HVAC 2-Ton - Replace										
	CH - Guest Bedr		01/01/2036	\$ 3,000.00	1 Each	\$ 3,000	15:00	15:00	14:00	\$ 4,537
	CH - Guest Bedr		01/01/2022	3,000.00	1 Each	3,000	15:00	15:00	0:00	3,000
	CH - Guest Bedr		01/01/2022	3,000.00	1 Each	3,000	15:00	15:00	0:00	3,000
						12,000				14,815
HVAC Systems - Replace										
	CH - Kitchen		01/01/2022	\$ 5,500.00	1 Each	\$ 5,500	12:00	12:00	0:00	\$ 5,500
	CH - Library		01/01/2022	5,500.00	1 Each	5,500	12:00	12:00	0:00	5,500
	CH - Play Room		01/01/2022	5,500.00	1 Each	5,500	12:00	12:00	0:00	5,500
						16,500				16,500
Irrigation Controllers - Replace										
	Common Area		01/01/2028	\$ 600.00	7 Each	\$ 4,200	15:00	15:00	6:00	\$ 5,015
						4,200				5,015
Irrigation System - Refurbish										
	Garden		01/01/2027	\$ 5,000.00	1 Job	\$ 5,000	10:00	10:00	5:00	\$ 5,796
	Lawn		01/01/2027	5,000.00	1 Job	5,000	10:00	10:00	5:00	5,796
						10,000				11,592
Landscape - Improvement										
	Common Area		01/01/2026	\$ 7,500.00	1 Each	\$ 7,500	5:00	5:00	4:00	\$ 8,441
						7,500				8,441
Landscape Mower - Replace										
	CH - Exterior		01/01/2033	\$ 500.00	1 Each	\$ 500	12:00	12:00	11:00	\$ 692
						500				692
Landscaping - Path Lighting										
			07/27/2024	\$ 2,000.00	1 job	\$ 2,000	10:00	10:00	2:06	\$ 2,153
						2,000				2,153

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Replace				Est	Adj	Rem		
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Lights Bldg Ext - Replace									
Common Area		07/01/2034	\$ 2,000.00	2 Each	\$ 4,000	30:00	30:00	12:06	\$ 5,787
					4,000				5,787
Lights Bldg Int - Replace									
Common Area		01/01/2032	\$ 250.00	22 Each	\$ 5,500	20:00	20:00	10:00	\$ 7,391
					5,500				7,391
Mailboxes Cluster - Replace									
CH - Exterior		01/01/2040	\$ 1,500.00	1 Each	\$ 1,500	20:00	20:00	18:00	\$ 2,553
					1,500				2,553
Park Patio - Maintenance									
Village 1		01/01/2025	\$ 1,500.00	1 Each	\$ 1,500	10:00	10:00	3:00	\$ 1,639
					1,500				1,639
Park Patio Furniture - Replace									
CH - Exterior		01/01/2024	\$ 750.00	0 Lot	\$ 0	15:00	15:00	2:00	\$ 0
					0				0
Park Play Structure - Replace									
Tot Lot		07/01/2027	\$ 8,000.00	1 Each	\$ 8,000	17:00	17:00	5:06	\$ 9,412
					8,000				9,412
Perimeter Walls - Maintenance Allowance									
Common Area		01/01/2022	\$ 1,500.00	1 Lot	\$ 1,500	2:00	2:00	0:00	\$ 1,500
					1,500				1,500
Pool - Replaster									
Pool		01/01/2025	\$ 7,000.00	1 Each	\$ 7,000	20:00	20:00	3:00	\$ 7,649
					7,000				7,649
Pool Filter Medium									
		07/01/2025	\$ 127.00	1 Unit	\$ 127	5:00	5:00	3:06	\$ 140

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Replace				Est	Adj	Rem		
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Pool Filter Medium					127				140
Pool Filters									
		07/01/2025	\$ 2,250.00	1 unit	\$ 2,250	10:00	10:00	3:06	\$ 2,495
					2,250				2,495
Pool Filters - Replace									
Pool		07/01/2022	\$ 750.00	2 Each	\$ 1,500	15:00	15:00	0:06	\$ 1,522
					1,500				1,522
Pool Kool Deck - Repair									
Pool		01/01/2027	\$ 3,000.00	1 Each	\$ 3,000	6:00	6:00	5:00	\$ 3,477
					3,000				3,477
Pool Kool Deck - Reseal									
		07/01/2023	\$ 450.00	1 job	\$ 450	2:00	2:00	1:06	\$ 470
					450				470
Pool Pumps - Replace									
Pool		01/01/2024	\$ 2,380.00	1 Each	\$ 2,380	10:00	10:00	2:00	\$ 2,524
					2,380				2,524
Pool Shade Sails - Replace									
Pool		01/01/2029	\$ 2,500.00	3 Each	\$ 7,500	12:00	12:00	7:00	\$ 9,224
					7,500				9,224
Pool Shade Sails Posts - Replace									
Pool		07/01/2043	\$ 5,000.00	4 Each	\$ 20,000	30:00	30:00	21:06	\$ 37,759
					20,000				37,759
Room Refurbish									
Outdoor Furnitu		07/29/2037	\$ 3,000.00	1 Job	\$ 3,000	15:00	15:00	15:06	\$ 4,743
Fitness		07/29/2037	3,000.00	0.5 Job	1,500	15:00	15:00	15:06	2,371

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Replace				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Room Refurbish									
Teen Room		07/29/2037	\$ 3,000.00	0.5 Job	\$ 1,500	15:00	15:00	15:06	\$ 2,371
Guest Room 1		07/29/2037	3,000.00	1 Job	3,000	15:00	15:00	15:06	4,743
Guest Room 2		07/29/2037	3,000.00	1 Job	3,000	15:00	15:00	15:06	4,743
Guest Room 3		07/29/2037	3,000.00	1 Job	3,000	15:00	15:00	15:06	4,743
Guest Bathroom		07/29/2037	3,000.00	0.5 Job	1,500	15:00	15:00	15:06	2,371
Bathroom 1		07/29/2037	3,000.00	0.3 Job	900	15:00	15:00	15:06	1,423
Bathroom 2		07/29/2037	3,000.00	0.3 Job	900	15:00	15:00	15:06	1,423
Bathroom 3		07/29/2037	3,000.00	0.3 Job	900	15:00	15:00	15:06	1,423
Library		07/29/2037	3,000.00	1 Job	3,000	15:00	15:00	15:06	4,743
Playroom		07/29/2037	3,000.00	0.5 Job	1,500	15:00	15:00	15:06	2,371
Dining Room		07/29/2037	3,000.00	1.5 Job	4,500	15:00	15:00	15:06	7,115
Kitchen		07/29/2037	3,000.00	1 Job	3,000	15:00	15:00	15:06	4,743
Laundry		07/29/2037	3,000.00	0.5 Job	1,500	15:00	15:00	15:06	2,371
Living Room		07/29/2037	3,000.00	1.5 Job	4,500	15:00	15:00	15:06	7,115
Office		07/29/2037	3,000.00	1 Job	3,000	15:00	15:00	15:06	4,743
Fitness		07/29/2037	3,000.00	0.5 Job	1,500	15:00	15:00	15:06	2,371
					41,700				65,934
Safety Fire Detection - Replace									
Common Area		07/01/2025	\$ 30.00	30 Each	\$ 900	15:00	15:00	3:06	\$ 998
					900				998
Signage - Replace									
Common Area	Info	07/01/2034	\$ 1,450.00	1 Lot	\$ 1,450	30:00	30:00	12:06	\$ 2,098
Common Area	Maps	07/01/2034	1,450.00	1 Lot	1,450	30:00	30:00	12:06	2,098
					2,900				4,196
Spa - Replaster									
Pool		01/01/2040	\$ 23.00	1 Each	\$ 23	20:00	20:00	18:00	\$ 39

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Spa - Replaster						23				39
Spa Aerator - Replace						1,080				1,233
			07/01/2026	\$ 1,080.00	1 Unit	\$ 1,080	10:00	10:00	4:06	\$ 1,233
Spa Filter - Replace						2,250				2,495
			07/01/2025	\$ 2,250.00	1 Unit	\$ 2,250	5:00	5:00	3:06	\$ 2,495
Spa Filter Medium - Replace						675				748
			07/01/2025	\$ 675.00	1 Unit	\$ 675	5:00	5:00	3:06	\$ 748
Spa Heater- Replace						4,100				4,100
	Pool		01/01/2022	\$ 4,100.00	1 Unit	\$ 4,100	8:00	8:00	0:00	\$ 4,100
Spa Pump - Replace						2,574				2,940
			07/01/2026	\$ 2,574.00	1 Unit	\$ 2,574	10:00	10:00	4:06	\$ 2,940
Tables/Chairs - Replace						3,500				3,713
	CH - Dining		01/01/2024	\$ 3,500.00	1 Lot	\$ 3,500	15:00	15:00	2:00	\$ 3,713
Tree Trim						5,000				5,463
			01/01/2025	\$ 5,000.00	1 Job	\$ 5,000	5:00	5:00	3:00	\$ 5,463
Underground Sewer						0				0
			01/01/2052	\$ 225,000.00	0	\$ 0	0:00	30:00	30:00	\$ 0

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Replace				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Vehicle Gates - Replace									
Common Area		07/01/2034	\$ 1,450.00	3 Lot	\$ 4,350	30:00	30:00	12:06	\$ 6,294
					4,350				6,294
					1,058,909				1,465,746

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Stone Curves COA

Supplementary Schedules Reserve Management Plan

Type 2 - Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2022



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

Draft Rev3



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Preparer's Report on Supplemental Information
Type 2 - Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2022

Board of Directors
Stone Curves COA
Tucson, AZ

Report on Supplementary Information

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

Facilities Advisors International LLC
Greg Libke, RSS
August 13, 2022

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See Disclosures and Summary of Significant Assumptions

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

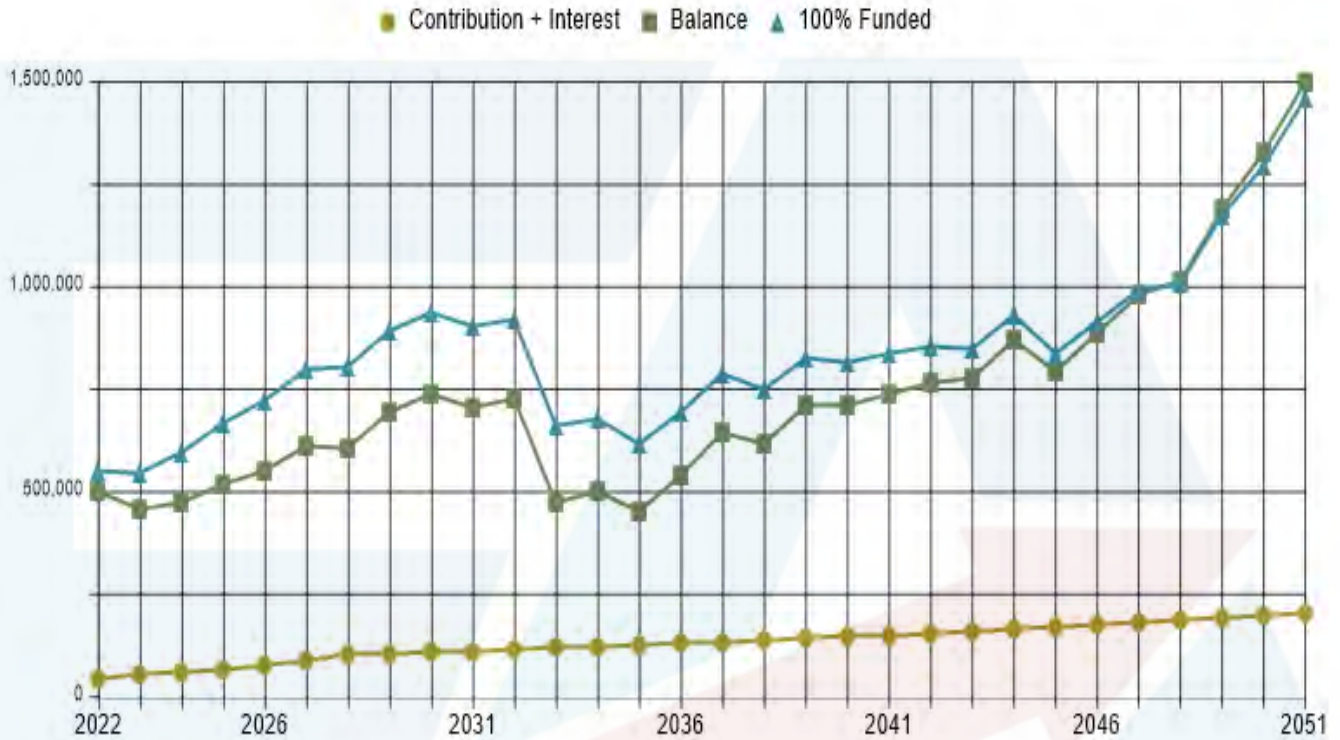
Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/22 - 12/22	\$ 498,082	\$ 39,996	0.00 %	\$ 442	\$ 81,502	\$ 457,018	83.69 %	\$ 546,037
1/23 - 12/23	457,018	49,995	25.00	446	37,403	470,056	79.58	590,652
1/24 - 12/24	470,056	57,494	15.00	487	12,635	515,403	77.60	664,146
1/25 - 12/25	515,403	66,118	15.00	528	34,045	548,004	76.09	720,182
1/26 - 12/26	548,004	76,036	15.00	571	17,679	606,932	76.19	796,583
1/27 - 12/27	606,932	87,441	15.00	567	92,261	602,679	75.26	800,732
1/28 - 12/28	602,679	100,557	15.00	644	11,582	692,299	77.76	890,281
1/29 - 12/29	692,299	103,574	3.00	702	58,346	738,229	78.78	937,016
1/30 - 12/30	738,229	106,681	3.00	658	141,309	704,260	78.10	901,735
1/31 - 12/31	704,260	109,882	3.00	675	90,625	724,193	78.70	920,092
1/32 - 12/32	724,193	113,178	3.00	430	366,225	471,575	71.71	657,579
1/33 - 12/33	471,575	116,574	3.00	444	89,915	498,678	73.94	674,414
1/34 - 12/34	498,678	120,071	3.00	423	166,818	452,354	73.43	615,954
1/35 - 12/35	452,354	123,673	3.00	495	37,051	539,471	77.96	691,951
1/36 - 12/36	539,471	127,383	3.00	581	26,029	641,407	81.81	784,013
1/37 - 12/37	641,407	131,205	3.00	559	159,368	613,803	82.44	744,495
1/38 - 12/38	613,803	135,141	3.00	640	42,691	706,893	85.49	826,856
1/39 - 12/39	706,893	139,195	3.00	692	140,609	706,171	86.59	815,478
1/40 - 12/40	706,171	143,371	3.00	719	113,685	736,576	88.24	834,690
1/41 - 12/41	736,576	147,672	3.00	739	121,344	763,644	89.86	849,745
1/42 - 12/42	763,644	152,102	3.00	728	140,429	776,045	91.47	848,340
1/43 - 12/43	776,045	156,665	3.00	817	63,165	870,363	93.58	929,989
1/44 - 12/44	870,363	161,365	3.00	729	242,161	790,296	94.88	832,936
1/45 - 12/45	790,296	166,206	3.00	820	73,501	883,821	97.05	910,626
1/46 - 12/46	883,821	171,192	3.00	902	78,889	977,026	98.82	988,668
1/47 - 12/47	977,026	176,328	3.00	928	143,354	1,010,929	100.45	1,006,383
1/48 - 12/48	1,010,929	181,618	3.00	1,099	3,234	1,190,412	101.48	1,173,009
1/49 - 12/49	1,190,412	187,067	3.00	1,236	55,436	1,323,280	102.16	1,295,208
1/50 - 12/50	1,323,280	192,679	3.00	1,402	21,958	1,495,403	102.43	1,459,832
1/51 - 12/51	1,495,403	198,459	3.00	1,538	59,645	1,635,756	102.58	1,578,315

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2022					
01/01/2022	Bldg Ext Roof Flat - Reseal		01/01/2017	5:00	\$ 42,880.05
01/01/2022	Car Ports - Maintenance Allowance	Common Area	01/01/2012	10:00	5,000.00
01/01/2022	HVAC 2-Ton - Replace	CH - Guest Bed	01/01/2007	15:00	3,000.00
01/01/2022	HVAC 2-Ton - Replace	CH - Guest Bed	01/01/2007	15:00	3,000.00
01/01/2022	HVAC Systems - Replace	CH - Kitchen	01/01/2010	12:00	5,500.00
01/01/2022	HVAC Systems - Replace	CH - Library	01/01/2010	12:00	5,500.00
01/01/2022	HVAC Systems - Replace	CH - Play Roo	01/01/2010	12:00	5,500.00
01/01/2022	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2020	2:00	1,500.00
01/01/2022	Spa Heater- Replace	Pool	01/01/2014	8:00	4,100.00
07/29/2022	Asphalt - Re-Seal		07/29/2019	3:00	2,173.28
07/29/2022	Asphalt - Re-Seal		07/29/2019	3:00	1,826.80
07/01/2022	Pool Filters - Replace	Pool	07/01/2007	15:00	1,522.33
					81,502.46
Year : 2023					
01/01/2023	Asphalt - Slurry Seal	Common Area	01/01/2016	7:00	\$ 5,514.11
01/01/2023	Asphalt - Slurry Seal	Common Area	01/01/2016	7:00	4,635.00
01/01/2023	Bldg Ext Balcony - Resurface	CH - Exterior	01/01/2008	15:00	1,836.57
01/01/2023	Bldg Ext Balcony - Resurface	Village 1	01/01/2008	15:00	2,105.55
01/01/2023	Bldg Ext Balcony - Resurface	Village 2	01/01/2008	15:00	2,105.55
01/01/2023	Bldg Ext Balcony - Resurface	Village 3	01/01/2008	15:00	2,105.55
01/01/2023	Bldg Ext Balcony - Resurface	Village 4	01/01/2008	15:00	2,105.55
01/01/2023	Bldg Ext Balcony - Resurface	Village 5	01/01/2008	15:00	2,105.55
01/01/2023	Bldg Ext Roof - Concrete Flashing		01/01/2013	10:00	5,150.00
01/01/2023	Fire Sprinkler Guage Valve - Replace		01/01/2008	15:00	8,240.00
01/01/2023	Gates - Rekey		01/01/2008	15:00	1,030.00
07/01/2023	Pool Kool Deck - Reseal		07/01/2021	2:00	470.40
					37,403.83
Year : 2024					
01/01/2024	Concrete - Repair	Common Area	01/01/2019	5:00	\$ 2,652.25
01/01/2024	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2022	2:00	1,591.35
01/01/2024	Pool Pumps - Replace	Pool	01/01/2014	10:00	2,524.94
01/01/2024	Tables/Chairs - Replace	CH - Dining	01/01/2009	15:00	3,713.15
07/27/2024	Landscaping - Path Lighting		07/27/2014	10:00	2,153.39
					12,635.08

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2025					
01/01/2025	Park Patio - Maintenance	Village 1	01/01/2015	10:00	\$ 1,639.09
01/01/2025	Pool - Replaster	Pool	01/01/2005	20:00	7,649.09
01/01/2025	Tree Trim		01/01/2020	5:00	5,463.64
07/29/2025	Asphalt - Re-Seal		07/29/2022	3:00	2,374.81
07/29/2025	Asphalt - Re-Seal		07/29/2022	3:00	1,996.19
07/01/2025	Bldg Ext Metal - Repaint	CH - Exterior	07/01/2015	10:00	679.82
07/01/2025	Pool Filter Medium		07/01/2020	5:00	140.84
07/01/2025	Pool Filters		07/01/2015	10:00	2,495.24
07/01/2025	Pool Kool Deck - Reseal		07/01/2023	2:00	499.05
07/01/2025	Safety Fire Detection - Replace	Common Area	07/01/2010	15:00	998.10
07/01/2025	Spa Filter - Replace		07/01/2020	5:00	2,495.24
07/01/2025	Spa Filter Medium - Replace		07/01/2020	5:00	748.57
11/01/2025	Bldg Ext Metal - Repaint	Village 1	11/01/2015	10:00	1,373.09
11/01/2025	Bldg Ext Metal - Repaint	Village 2	11/01/2015	10:00	1,373.09
11/01/2025	Bldg Ext Metal - Repaint	Village 3	11/01/2015	10:00	1,373.09
11/01/2025	Bldg Ext Metal - Repaint	Village 4	11/01/2015	10:00	1,373.09
11/01/2025	Bldg Ext Metal - Repaint	Village 5	11/01/2015	10:00	1,373.09
					34,045.13
Year : 2026					
01/01/2026	Bldg Int Ceiling Fan - Replace	Common Area	01/01/2011	15:00	\$ 1,688.26
01/01/2026	Block Walls Ferro - Maintenance Allowance	Common Area	01/01/2021	5:00	1,688.26
01/01/2026	Landscape - Improvement	Common Area	01/01/2021	5:00	8,441.32
01/01/2026	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2024	2:00	1,688.26
07/01/2026	Spa Aerator - Replace		07/01/2016	10:00	1,233.65
07/01/2026	Spa Pump - Replace		07/01/2016	10:00	2,940.19
					17,679.94
Year : 2027					
01/01/2027	Bldg Ext Roof Flat - Reseal		01/01/2022	5:00	\$ 49,709.73
01/01/2027	Bldg Ext Roof Tile - Repair		01/01/2017	10:00	13,366.43
01/01/2027	Gate Operators - Replace	Common Area	01/01/2007	20:00	4,173.39
01/01/2027	Irrigation System - Refurbish	Garden	01/01/2017	10:00	5,796.37
01/01/2027	Irrigation System - Refurbish	Lawn	01/01/2017	10:00	5,796.37
01/01/2027	Pool Kool Deck - Repair	Pool	01/01/2021	6:00	3,477.82
07/01/2027	Park Play Structure - Replace	Tot Lot	07/01/2010	17:00	9,412.28
07/01/2027	Pool Kool Deck - Reseal		07/01/2025	2:00	529.44
					92,261.83

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2028					
01/01/2028	Irrigation Controllers - Replace	Common Area	01/01/2013	15:00	\$ 5,015.02
01/01/2028	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2026	2:00	1,791.08
07/29/2028	Asphalt - Re-Seal		07/29/2025	3:00	2,595.01
07/29/2028	Asphalt - Re-Seal		07/29/2025	3:00	2,181.30
					11,582.41

Year : 2029					
01/01/2029	Bldg Ext Wood - Repaint		01/01/2019	10:00	\$ 18,448.11
01/01/2029	Concrete - Repair	Common Area	01/01/2024	5:00	3,074.68
01/01/2029	Pool Shade Sails - Replace	Pool	01/01/2017	12:00	9,224.05
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Fitness Ce	07/01/2004	25:00	873.73
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Kitchen	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Laundry	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Library	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Living Roo	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Office	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Play Roo	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Storage 1	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood / Glass - Replace	CH - Storage 2	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood SC - Replace	CH - Bathroom	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood SC - Replace	CH - Bathroom	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood SC - Replace	CH - Dining	07/01/2004	25:00	873.73
07/01/2029	Door Exterior Wood SC - Replace	CH - Guest Bat	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood SC - Replace	CH - Guest Bed	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood SC - Replace	CH - Guest Bed	07/01/2004	25:00	436.86
07/01/2029	Door Exterior Wood SC - Replace	CH - Guest Bed	07/01/2004	25:00	436.86
07/01/2029	Door Interior Wood HC - Replace	CH - Living Roo	07/01/2004	25:00	873.73
07/01/2029	Door Sliding Glass - Replace	CH - Dining	07/01/2004	25:00	873.73
07/01/2029	Door Sliding Glass - Replace	CH - Fitness Ce	07/01/2004	25:00	436.86
07/01/2029	Door Sliding Glass - Replace	CH - Living Roo	07/01/2004	25:00	873.73
07/01/2029	Door Sliding Glass - Replace	CH - Play Roo	07/01/2004	25:00	436.86
07/01/2029	Door Utility Metal - Replace	CH - Exterior	07/01/2004	25:00	436.86
07/01/2029	Elevator Doors - Replace	CH - Exterior	07/01/2004	25:00	2,121.92
07/01/2029	Fence Metal 4' - Replace	CH - Exterior	07/01/2004	25:00	2,246.73
07/01/2029	Gates Pedestrian - Repair & Replace	Common Area	07/01/2004	25:00	10,874.19
07/01/2029	Pool Kool Deck - Reseal		07/01/2027	2:00	561.68
					58,346.63

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2030					
01/01/2030	Asphalt - Slurry Seal	Common Area	01/01/2023	7:00	\$ 6,781.65
01/01/2030	Asphalt - Slurry Seal	Common Area	01/01/2023	7:00	5,700.47
01/01/2030	Bldg Ext Roof Flat - Replace	CH	01/01/2005	25:00	40,536.64
01/01/2030	Bldg Ext Roof Flat - Replace	Village 1	01/01/2005	25:00	35,469.56
01/01/2030	Bldg Ext Roof Flat - Replace	Village 1	01/01/2005	25:00	35,469.56
01/01/2030	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2028	2:00	1,900.16
01/01/2030	Spa Heater- Replace	Pool	01/01/2022	8:00	5,193.76
01/01/2030	Tree Trim		01/01/2025	5:00	6,333.85
07/01/2030	Pool Filter Medium		07/01/2025	5:00	163.28
07/01/2030	Spa Filter - Replace		07/01/2025	5:00	2,892.67
07/01/2030	Spa Filter Medium - Replace		07/01/2025	5:00	867.80
					141,309.40

Year : 2031

01/01/2031	Bldg Ext Roof Flat - Replace	Village 2	01/01/2006	25:00	\$ 36,533.65
01/01/2031	Bldg Ext Roof Flat - Replace	Village 2	01/01/2006	25:00	36,533.65
01/01/2031	Block Walls Ferro - Maintenance Allowance	Common Area	01/01/2026	5:00	1,957.16
01/01/2031	Landscape - Improvement	Common Area	01/01/2026	5:00	9,785.80
07/29/2031	Asphalt - Re-Seal		07/29/2028	3:00	2,835.64
07/29/2031	Asphalt - Re-Seal		07/29/2028	3:00	2,383.56
07/01/2031	Pool Kool Deck - Reseal		07/01/2029	2:00	595.89
					90,625.35

Year : 2032

01/01/2032	Asphalt - 1" Overlay	Common Area	01/01/2012	20:00	\$ 37,987.79
01/01/2032	Asphalt - 1" Overlay	Common Area	01/01/2012	20:00	31,931.45
01/01/2032	Bldg Ext Roof Flat - Replace	Village 3	01/01/2007	25:00	37,629.66
01/01/2032	Bldg Ext Roof Flat - Replace	Village 3	01/01/2007	25:00	37,629.66
01/01/2032	Bldg Ext Roof Flat - Reseal		01/01/2027	5:00	57,627.20
01/01/2032	Car Ports - Maintenance Allowance	Common Area	01/01/2022	10:00	6,719.58
01/01/2032	Community - Repaint	CH - Exterior	01/01/2020	12:00	134,391.64
01/01/2032	Fence Metal 6'- Replace	Pool	01/01/2012	20:00	12,901.60
01/01/2032	Lights Bldg Int - Replace	Common Area	01/01/2012	20:00	7,391.54
01/01/2032	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2030	2:00	2,015.87
					366,225.99

Year : 2033

01/01/2033	Bldg Ext Roof - Concrete Flashing		01/01/2023	10:00	\$ 6,921.17
01/01/2033	Bldg Ext Roof Flat - Replace	Village 4	01/01/2008	25:00	38,758.55

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
01/01/2033	Bldg Ext Roof Flat - Replace	Village 4	01/01/2008	25:00	\$ 38,758.55
01/01/2033	Landscape Mower - Replace	CH - Exterior	01/01/2021	12:00	692.12
01/01/2033	Pool Kool Deck - Repair	Pool	01/01/2027	6:00	4,152.70
07/01/2033	Pool Kool Deck - Reseal		07/01/2031	2:00	632.18
					89,915.27

Year : 2034

01/01/2034	Appliance Refrigerator - Replace	CH - Kitchen	01/01/2014	20:00	\$ 1,782.20
01/01/2034	Bldg Ext Roof Flat - Replace	Village 5	01/01/2009	25:00	39,921.30
01/01/2034	Bldg Ext Roof Flat - Replace	Village 5	01/01/2009	25:00	39,921.30
01/01/2034	Concrete - Repair	Common Area	01/01/2029	5:00	3,564.40
01/01/2034	HVAC 2-Ton - Replace	CH - Exterior	01/01/2019	15:00	4,277.28
01/01/2034	HVAC Systems - Replace	CH - Kitchen	01/01/2022	12:00	7,841.68
01/01/2034	HVAC Systems - Replace	CH - Library	01/01/2022	12:00	7,841.68
01/01/2034	HVAC Systems - Replace	CH - Play Roo	01/01/2022	12:00	7,841.68
01/01/2034	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2032	2:00	2,138.64
01/01/2034	Pool Pumps - Replace	Pool	01/01/2024	10:00	3,393.31
07/29/2034	Asphalt - Re-Seal		07/29/2031	3:00	3,098.58
07/29/2034	Asphalt - Re-Seal		07/29/2031	3:00	2,604.58
07/01/2034	Backflow Valves - Replace	Common Area	07/01/2004	30:00	14,469.89
07/01/2034	Bldg Ext Metal - Replace	CH - Exterior	07/01/2004	30:00	8,009.09
07/01/2034	Bldg Int Ceiling Panels - Replace	CH - Dining	07/01/2004	30:00	434.10
07/01/2034	Bldg Int Ceiling Panels - Replace	CH - Laundry	07/01/2004	30:00	72.35
07/01/2034	Bldg Int Ceiling Panels - Replace	CH - Living Roo	07/01/2004	30:00	289.40
07/01/2034	Bldg Int Ceiling Panels - Replace	CH - Office	07/01/2004	30:00	144.70
07/27/2034	Landscaping - Path Lighting		07/27/2024	10:00	2,893.98
07/01/2034	Lights Bldg Ext - Replace	Common Area	07/01/2004	30:00	5,787.96
07/01/2034	Signage - Replace	Common Area	07/01/2004	30:00	2,098.13
07/01/2034	Signage - Replace	Common Area	07/01/2004	30:00	2,098.13
07/01/2034	Vehicle Gates - Replace	Common Area	07/01/2004	30:00	6,294.40
					166,818.76

Year : 2035

01/01/2035	Park Patio - Maintenance	Village 1	01/01/2025	10:00	\$ 2,202.80
01/01/2035	Tree Trim		01/01/2030	5:00	7,342.67
07/01/2035	Arbor Poles - Metal - Replace	Pool	07/01/2005	30:00	4,471.20
07/01/2035	Bldg Ext Metal - Repaint	CH - Exterior	07/01/2025	10:00	913.61
07/01/2035	Door Garage Metal - Replace	Maintenance B	07/01/2010	25:00	2,757.24
07/01/2035	Door Sliding Glass - Replace	Maintenance B	07/01/2010	25:00	1,043.28
07/01/2035	Door Utility Metal - Replace	Maintenance B	07/01/2010	25:00	521.64
07/01/2035	Pool Filter Medium		07/01/2030	5:00	189.28

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
07/01/2035	Pool Filters		07/01/2025	10:00	\$ 3,353.40
07/01/2035	Pool Kool Deck - Reseal		07/01/2033	2:00	670.68
07/01/2035	Spa Filter - Replace		07/01/2030	5:00	3,353.40
07/01/2035	Spa Filter Medium - Replace		07/01/2030	5:00	1,006.02
11/01/2035	Bldg Ext Metal - Repaint	Village 1	11/01/2025	10:00	1,845.32
11/01/2035	Bldg Ext Metal - Repaint	Village 2	11/01/2025	10:00	1,845.32
11/01/2035	Bldg Ext Metal - Repaint	Village 3	11/01/2025	10:00	1,845.32
11/01/2035	Bldg Ext Metal - Repaint	Village 4	11/01/2025	10:00	1,845.32
11/01/2035	Bldg Ext Metal - Repaint	Village 5	11/01/2025	10:00	1,845.32
					37,051.82

Year : 2036

01/01/2036	Block Walls Ferro - Maintenance Allowance	Common Area	01/01/2031	5:00	\$ 2,268.88
01/01/2036	HVAC 2-Ton - Replace	CH - Guest Bed	01/01/2021	15:00	4,537.77
01/01/2036	Landscape - Improvement	Common Area	01/01/2031	5:00	11,344.42
01/01/2036	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2034	2:00	2,268.88
07/01/2036	Spa Aerator - Replace		07/01/2026	10:00	1,657.92
07/01/2036	Spa Pump - Replace		07/01/2026	10:00	3,951.38
					26,029.25

Year : 2037

01/01/2037	Appliance Stove - Commercial	CH - Kitchen	01/01/2007	30:00	\$ 5,452.89
01/01/2037	Asphalt - Slurry Seal	Common Area	01/01/2030	7:00	8,340.58
01/01/2037	Asphalt - Slurry Seal	Common Area	01/01/2030	7:00	7,010.85
01/01/2037	Bldg Ext Roof Flat - Reseal		01/01/2032	5:00	66,805.72
01/01/2037	Bldg Ext Roof Tile - Repair		01/01/2027	10:00	17,963.36
01/01/2037	Chicken Coop - Replace		01/01/2007	30:00	11,684.76
01/01/2037	Elevator Cab - Remodel	CH - Exterior	01/01/2012	25:00	3,894.92
01/01/2037	Gates Metal Iron - Replace	CH - Exterior	01/01/2012	25:00	3,972.82
01/01/2037	HVAC 2-Ton - Replace	CH - Guest Bed	01/01/2022	15:00	4,673.90
01/01/2037	HVAC 2-Ton - Replace	CH - Guest Bed	01/01/2022	15:00	4,673.90
01/01/2037	Irrigation System - Refurbish	Garden	01/01/2027	10:00	7,789.84
01/01/2037	Irrigation System - Refurbish	Lawn	01/01/2027	10:00	7,789.84
07/29/2037	Asphalt - Re-Seal		07/29/2034	3:00	3,385.91
07/29/2037	Asphalt - Re-Seal		07/29/2034	3:00	2,846.10
07/01/2037	Pool Filters - Replace	Pool	07/01/2022	15:00	2,371.75
07/01/2037	Pool Kool Deck - Reseal		07/01/2035	2:00	711.52
					159,368.66

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2038					
01/01/2038	Bldg Ext Balcony - Resurface	CH - Exterior	01/01/2023	15:00	\$ 2,861.32
01/01/2038	Bldg Ext Balcony - Resurface	Village 1	01/01/2023	15:00	3,280.37
01/01/2038	Bldg Ext Balcony - Resurface	Village 2	01/01/2023	15:00	3,280.37
01/01/2038	Bldg Ext Balcony - Resurface	Village 3	01/01/2023	15:00	3,280.37
01/01/2038	Bldg Ext Balcony - Resurface	Village 4	01/01/2023	15:00	3,280.37
01/01/2038	Bldg Ext Balcony - Resurface	Village 5	01/01/2023	15:00	3,280.37
01/01/2038	Fire Sprinkler Guage Valve - Replace		01/01/2023	15:00	12,837.65
01/01/2038	Gates - Rekey		01/01/2023	15:00	1,604.71
01/01/2038	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2036	2:00	2,407.06
01/01/2038	Spa Heater- Replace	Pool	01/01/2030	8:00	6,579.30
					42,691.89

Year : 2039

01/01/2039	Bldg Ext Wood - Repaint		01/01/2029	10:00	\$ 24,792.71
01/01/2039	Concrete - Repair	Common Area	01/01/2034	5:00	4,132.12
01/01/2039	Pool Kool Deck - Repair	Pool	01/01/2033	6:00	4,958.54
01/01/2039	Tables/Chairs - Replace	CH - Dining	01/01/2024	15:00	5,784.97
07/01/2039	Bldg Ext Downspouts - Replace	CH - Exterior	07/01/2004	35:00	4,361.39
07/01/2039	Bldg Ext Downspouts - Replace	Village 1	07/01/2004	35:00	4,361.39
07/01/2039	Bldg Ext Downspouts - Replace	Village 2	07/01/2004	35:00	4,361.39
07/01/2039	Bldg Ext Downspouts - Replace	Village 3	07/01/2004	35:00	4,361.39
07/01/2039	Bldg Ext Downspouts - Replace	Village 4	07/01/2004	35:00	4,361.39
07/01/2039	Bldg Ext Downspouts - Replace	Village 5	07/01/2004	35:00	4,361.39
07/01/2039	Bldg Ext Roof Tile - Replace	CH - Exterior	07/01/2004	35:00	32,081.37
07/01/2039	Elevator - Equipment	CH - Exterior	07/01/2004	35:00	41,936.43
07/01/2039	Pool Kool Deck - Reseal		07/01/2037	2:00	754.86
					140,609.34

Year : 2040

01/01/2040	Mailboxes Cluster - Replace	CH - Exterior	01/01/2020	20:00	\$ 2,553.65
01/01/2040	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2038	2:00	2,553.65
01/01/2040	Spa - Replaster	Pool	01/01/2020	20:00	39.16
01/01/2040	Tree Trim		01/01/2035	5:00	8,512.17
07/29/2040	Asphalt - Re-Seal		07/29/2037	3:00	3,699.87
07/29/2040	Asphalt - Re-Seal		07/29/2037	3:00	3,110.01
07/01/2040	Bldg Ext Roof Tile - Replace	Village 1	07/01/2005	35:00	43,194.52
07/01/2040	Bldg Ext Roof Tile - Replace	Village 2	07/01/2005	35:00	43,194.52
07/01/2040	Pool Filter Medium		07/01/2035	5:00	219.43
07/01/2040	Safety Fire Detection - Replace	Common Area	07/01/2025	15:00	1,555.00
07/01/2040	Spa Filter - Replace		07/01/2035	5:00	3,887.51

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
07/01/2040	Spa Filter Medium - Replace		07/01/2035	5:00	\$ 1,166.25
					113,685.74

Year : 2041

01/01/2041	Bldg Int Ceiling Fan - Replace	Common Area	01/01/2026	15:00	\$ 2,630.26
01/01/2041	Block Walls Ferro - Maintenance Allowance	Common Area	01/01/2036	5:00	2,630.26
01/01/2041	Landscape - Improvement	Common Area	01/01/2036	5:00	13,151.30
01/01/2041	Pool Shade Sails - Replace	Pool	01/01/2029	12:00	13,151.30
07/01/2041	Bldg Ext Roof Tile - Replace	Village 3	07/01/2006	35:00	44,490.36
07/01/2041	Bldg Ext Roof Tile - Replace	Village 4	07/01/2006	35:00	44,490.36
07/01/2041	Pool Kool Deck - Reseal		07/01/2039	2:00	800.83
					121,344.67

Year : 2042

01/01/2042	Bldg Ext Roof Flat - Reseal		01/01/2037	5:00	\$ 77,446.14
01/01/2042	Bridge - Repair / Replace	Common Area	01/01/2007	35:00	5,418.33
01/01/2042	Car Ports - Maintenance Allowance	Common Area	01/01/2032	10:00	9,030.56
01/01/2042	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2040	2:00	2,709.17
07/01/2042	Bldg Ext Roof Tile - Replace	Village 5	07/01/2007	35:00	45,825.07
					140,429.27

Year : 2043

01/01/2043	Bldg Ext Roof - Concrete Flashing		01/01/2033	10:00	\$ 9,301.47
01/01/2043	Irrigation Controllers - Replace	Common Area	01/01/2028	15:00	7,813.24
07/29/2043	Asphalt - Re-Seal		07/29/2040	3:00	4,042.95
07/29/2043	Asphalt - Re-Seal		07/29/2040	3:00	3,398.39
07/01/2043	Pool Kool Deck - Reseal		07/01/2041	2:00	849.60
07/01/2043	Pool Shade Sails Posts - Replace	Pool	07/01/2013	30:00	37,759.86
					63,165.51

Year : 2044

01/01/2044	Asphalt - Slurry Seal	Common Area	01/01/2037	7:00	\$ 10,257.86
01/01/2044	Asphalt - Slurry Seal	Common Area	01/01/2037	7:00	8,622.47
01/01/2044	Community - Repaint	CH - Exterior	01/01/2032	12:00	191,610.34
01/01/2044	Concrete - Repair	Common Area	01/01/2039	5:00	4,790.26
01/01/2044	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2042	2:00	2,874.16
01/01/2044	Pool Pumps - Replace	Pool	01/01/2034	10:00	4,560.33
07/27/2044	Landscaping - Path Lighting		07/27/2034	10:00	3,889.27
07/01/2044	Park Play Structure - Replace	Tot Lot	07/01/2027	17:00	15,557.06

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
					242,161.75

Year : 2045

01/01/2045	Bldg Int Cabinets - Replace	CH - Dining	01/01/2020	25:00	\$ 4,933.97
01/01/2045	Bldg Int Cabinets - Replace	CH - Kitchen	01/01/2020	25:00	4,933.97
01/01/2045	Bldg Int Cabinets - Replace	CH - Laundry	01/01/2020	25:00	4,933.97
01/01/2045	Landscape Mower - Replace	CH - Exterior	01/01/2033	12:00	986.79
01/01/2045	Park Patio - Maintenance	Village 1	01/01/2035	10:00	2,960.38
01/01/2045	Pool - Replaster	Pool	01/01/2025	20:00	13,815.11
01/01/2045	Pool Kool Deck - Repair	Pool	01/01/2039	6:00	5,920.76
01/01/2045	Tree Trim		01/01/2040	5:00	9,867.93
07/01/2045	Bldg Ext Metal - Repaint	CH - Exterior	07/01/2035	10:00	1,227.82
07/01/2045	Pool Filter Medium		07/01/2040	5:00	254.38
07/01/2045	Pool Filters		07/01/2035	10:00	4,506.69
07/01/2045	Pool Kool Deck - Reseal		07/01/2043	2:00	901.34
07/01/2045	Spa Filter - Replace		07/01/2040	5:00	4,506.69
07/01/2045	Spa Filter Medium - Replace		07/01/2040	5:00	1,352.01
11/01/2045	Bldg Ext Metal - Repaint	Village 1	11/01/2035	10:00	2,479.96
11/01/2045	Bldg Ext Metal - Repaint	Village 2	11/01/2035	10:00	2,479.96
11/01/2045	Bldg Ext Metal - Repaint	Village 3	11/01/2035	10:00	2,479.96
11/01/2045	Bldg Ext Metal - Repaint	Village 4	11/01/2035	10:00	2,479.96
11/01/2045	Bldg Ext Metal - Repaint	Village 5	11/01/2035	10:00	2,479.96
					73,501.61

Year : 2046

01/01/2046	Block Walls Ferro - Maintenance Allowance	Common Area	01/01/2041	5:00	\$ 3,049.19
01/01/2046	HVAC Systems - Replace	CH - Kitchen	01/01/2034	12:00	11,180.37
01/01/2046	HVAC Systems - Replace	CH - Library	01/01/2034	12:00	11,180.37
01/01/2046	HVAC Systems - Replace	CH - Play Roo	01/01/2034	12:00	11,180.37
01/01/2046	Landscape - Improvement	Common Area	01/01/2041	5:00	15,245.96
01/01/2046	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2044	2:00	3,049.19
01/01/2046	Spa Heater- Replace	Pool	01/01/2038	8:00	8,334.46
07/29/2046	Asphalt - Re-Seal		07/29/2043	3:00	4,417.84
07/29/2046	Asphalt - Re-Seal		07/29/2043	3:00	3,713.51
07/01/2046	Spa Aerator - Replace		07/01/2036	10:00	2,228.11
07/01/2046	Spa Pump - Replace		07/01/2036	10:00	5,310.32
					78,889.69

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2047					
01/01/2047	Bldg Ext Roof Flat - Reseal		01/01/2042	5:00	\$ 89,781.30
01/01/2047	Bldg Ext Roof Tile - Repair		01/01/2037	10:00	24,141.26
01/01/2047	Gate Operators - Replace	Common Area	01/01/2027	20:00	7,537.60
01/01/2047	Irrigation System - Refurbish	Garden	01/01/2037	10:00	10,468.89
01/01/2047	Irrigation System - Refurbish	Lawn	01/01/2037	10:00	10,468.89
07/01/2047	Pool Kool Deck - Reseal		07/01/2045	2:00	956.23
					143,354.17
Year : 2048					
01/01/2048	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2046	2:00	\$ 3,234.89
					3,234.89
Year : 2049					
01/01/2049	Bldg Ext Wood - Repaint		01/01/2039	10:00	\$ 33,319.34
01/01/2049	Concrete - Repair	Common Area	01/01/2044	5:00	5,553.22
01/01/2049	HVAC 2-Ton - Replace	CH - Exterior	01/01/2034	15:00	6,663.87
07/29/2049	Asphalt - Re-Seal		07/29/2046	3:00	4,827.49
07/29/2049	Asphalt - Re-Seal		07/29/2046	3:00	4,057.85
07/01/2049	Pool Kool Deck - Reseal		07/01/2047	2:00	1,014.46
					55,436.23
Year : 2050					
01/01/2050	Perimeter Walls - Maintenance Allowance	Common Area	01/01/2048	2:00	\$ 3,431.89
01/01/2050	Tree Trim		01/01/2045	5:00	11,439.64
07/01/2050	Pool Filter Medium		07/01/2045	5:00	294.89
07/01/2050	Spa Filter - Replace		07/01/2045	5:00	5,224.48
07/01/2050	Spa Filter Medium - Replace		07/01/2045	5:00	1,567.35
					21,958.25
Year : 2051					
01/01/2051	Asphalt - Slurry Seal	Common Area	01/01/2044	7:00	\$ 12,615.87
01/01/2051	Asphalt - Slurry Seal	Common Area	01/01/2044	7:00	10,604.54
01/01/2051	Block Walls Ferro - Maintenance Allowance	Common Area	01/01/2046	5:00	3,534.85
01/01/2051	HVAC 2-Ton - Replace	CH - Guest Bed	01/01/2036	15:00	7,069.70
01/01/2051	Landscape - Improvement	Common Area	01/01/2046	5:00	17,674.24
01/01/2051	Pool Kool Deck - Repair	Pool	01/01/2045	6:00	7,069.70
07/01/2051	Pool Kool Deck - Reseal		07/01/2049	2:00	1,076.24
					59,645.14

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Appliance Refrigerator - Replace					
01/01/2034	CH - Kitchen	01/01/2014	20:00	\$ 1,250.00	\$ 1,782.20
				1,250.00	1,782.20
Appliance Stove - Commercial					
01/01/2037	CH - Kitchen	01/01/2007	30:00	\$ 3,500.00	\$ 5,452.89
				3,500.00	5,452.89
Arbor Poles - Metal - Replace					
07/01/2035	Pool	07/01/2005	30:00	\$ 3,000.00	\$ 4,471.20
				3,000.00	4,471.20
Asphalt - 1" Overlay					
01/01/2032	Common Area - L	01/01/2012	20:00	\$ 28,266.48	\$ 37,987.79
01/01/2032	Common Area - S	01/01/2012	20:00	23,760.00	31,931.45
				52,026.48	69,919.24
Asphalt - Re-Seal					
07/29/2022		07/29/2019	3:00	\$ 2,141.40	\$ 2,173.28
07/29/2022		07/29/2019	3:00	1,800.00	1,826.80
07/29/2025		07/29/2022	3:00	2,141.40	2,374.81
07/29/2025		07/29/2022	3:00	1,800.00	1,996.19
07/29/2028		07/29/2025	3:00	2,141.40	2,595.01
07/29/2028		07/29/2025	3:00	1,800.00	2,181.30
07/29/2031		07/29/2028	3:00	2,141.40	2,835.64
07/29/2031		07/29/2028	3:00	1,800.00	2,383.56
07/29/2034		07/29/2031	3:00	2,141.40	3,098.58
07/29/2034		07/29/2031	3:00	1,800.00	2,604.58
07/29/2037		07/29/2034	3:00	2,141.40	3,385.91
07/29/2037		07/29/2034	3:00	1,800.00	2,846.10
07/29/2040		07/29/2037	3:00	2,141.40	3,699.87
07/29/2040		07/29/2037	3:00	1,800.00	3,110.01
07/29/2043		07/29/2040	3:00	2,141.40	4,042.95
07/29/2043		07/29/2040	3:00	1,800.00	3,398.39
07/29/2046		07/29/2043	3:00	2,141.40	4,417.84
07/29/2046		07/29/2043	3:00	1,800.00	3,713.51
07/29/2049		07/29/2046	3:00	2,141.40	4,827.49
07/29/2049		07/29/2046	3:00	1,800.00	4,057.85
				39,414.00	61,569.67
Asphalt - Slurry Seal					
01/01/2023	Common Area - L	01/01/2016	7:00	\$ 5,353.50	\$ 5,514.11

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Asphalt - Slurry Seal					
01/01/2023	Common Area - S	01/01/2016	7:00	\$ 4,500.00	\$ 4,635.00
01/01/2030	Common Area - L	01/01/2023	7:00	5,353.50	6,781.65
01/01/2030	Common Area - S	01/01/2023	7:00	4,500.00	5,700.47
01/01/2037	Common Area - L	01/01/2030	7:00	5,353.50	8,340.58
01/01/2037	Common Area - S	01/01/2030	7:00	4,500.00	7,010.85
01/01/2044	Common Area - L	01/01/2037	7:00	5,353.50	10,257.86
01/01/2044	Common Area - S	01/01/2037	7:00	4,500.00	8,622.47
01/01/2051	Common Area - L	01/01/2044	7:00	5,353.50	12,615.87
01/01/2051	Common Area - S	01/01/2044	7:00	4,500.00	10,604.54
				49,267.50	80,083.40
Backflow Valves - Replace					
07/01/2034	Common Area	07/01/2004	30:00	\$ 10,000.00	\$ 14,469.89
				10,000.00	14,469.89
Bldg Ext Balcony - Resurface					
01/01/2023	CH - Exterior	01/01/2008	15:00	\$ 1,783.08	\$ 1,836.57
01/01/2023	Village 1	01/01/2008	15:00	2,044.22	2,105.55
01/01/2023	Village 2	01/01/2008	15:00	2,044.22	2,105.55
01/01/2023	Village 3	01/01/2008	15:00	2,044.22	2,105.55
01/01/2023	Village 4	01/01/2008	15:00	2,044.22	2,105.55
01/01/2023	Village 5	01/01/2008	15:00	2,044.22	2,105.55
01/01/2038	CH - Exterior	01/01/2023	15:00	1,783.08	2,861.32
01/01/2038	Village 1	01/01/2023	15:00	2,044.22	3,280.37
01/01/2038	Village 2	01/01/2023	15:00	2,044.22	3,280.37
01/01/2038	Village 3	01/01/2023	15:00	2,044.22	3,280.37
01/01/2038	Village 4	01/01/2023	15:00	2,044.22	3,280.37
01/01/2038	Village 5	01/01/2023	15:00	2,044.22	3,280.37
				24,008.36	31,627.49
Bldg Ext Downspouts - Replace					
07/01/2039	CH - Exterior	07/01/2004	35:00	\$ 2,600.00	\$ 4,361.39
07/01/2039	Village 1	07/01/2004	35:00	2,600.00	4,361.39
07/01/2039	Village 2	07/01/2004	35:00	2,600.00	4,361.39
07/01/2039	Village 3	07/01/2004	35:00	2,600.00	4,361.39
07/01/2039	Village 4	07/01/2004	35:00	2,600.00	4,361.39
07/01/2039	Village 5	07/01/2004	35:00	2,600.00	4,361.39
				15,600.00	26,168.34
Bldg Ext Metal - Repaint					

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Ext Metal - Repaint					
07/01/2025	CH - Exterior	07/01/2015	10:00	\$ 613.00	\$ 679.82
11/01/2025	Village 1	11/01/2015	10:00	1,226.00	1,373.09
11/01/2025	Village 2	11/01/2015	10:00	1,226.00	1,373.09
11/01/2025	Village 3	11/01/2015	10:00	1,226.00	1,373.09
11/01/2025	Village 4	11/01/2015	10:00	1,226.00	1,373.09
11/01/2025	Village 5	11/01/2015	10:00	1,226.00	1,373.09
07/01/2035	CH - Exterior	07/01/2025	10:00	613.00	913.61
11/01/2035	Village 1	11/01/2025	10:00	1,226.00	1,845.32
11/01/2035	Village 2	11/01/2025	10:00	1,226.00	1,845.32
11/01/2035	Village 3	11/01/2025	10:00	1,226.00	1,845.32
11/01/2035	Village 4	11/01/2025	10:00	1,226.00	1,845.32
11/01/2035	Village 5	11/01/2025	10:00	1,226.00	1,845.32
07/01/2045	CH - Exterior	07/01/2035	10:00	613.00	1,227.82
11/01/2045	Village 1	11/01/2035	10:00	1,226.00	2,479.96
11/01/2045	Village 2	11/01/2035	10:00	1,226.00	2,479.96
11/01/2045	Village 3	11/01/2035	10:00	1,226.00	2,479.96
11/01/2045	Village 4	11/01/2035	10:00	1,226.00	2,479.96
11/01/2045	Village 5	11/01/2035	10:00	1,226.00	2,479.96
				20,229.00	31,313.10
Bldg Ext Metal - Replace					
07/01/2034	CH - Exterior	07/01/2004	30:00	\$ 5,535.00	\$ 8,009.09
				5,535.00	8,009.09
Bldg Ext Roof - Concrete Flashing					
01/01/2023		01/01/2013	10:00	\$ 5,000.00	\$ 5,150.00
01/01/2033		01/01/2023	10:00	5,000.00	6,921.17
01/01/2043		01/01/2033	10:00	5,000.00	9,301.47
				15,000.00	21,372.64
Bldg Ext Roof Flat - Replace					
01/01/2030	CH	01/01/2005	25:00	\$ 32,000.00	\$ 40,536.64
01/01/2030	Village 1	01/01/2005	25:00	28,000.00	35,469.56
01/01/2030	Village 1	01/01/2005	25:00	28,000.00	35,469.56
01/01/2031	Village 2	01/01/2006	25:00	28,000.00	36,533.65
01/01/2031	Village 2	01/01/2006	25:00	28,000.00	36,533.65
01/01/2032	Village 3	01/01/2007	25:00	28,000.00	37,629.66
01/01/2032	Village 3	01/01/2007	25:00	28,000.00	37,629.66
01/01/2033	Village 4	01/01/2008	25:00	28,000.00	38,758.55
01/01/2033	Village 4	01/01/2008	25:00	28,000.00	38,758.55

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Ext Roof Flat - Replace					
01/01/2034	Village 5	01/01/2009	25:00	\$ 28,000.00	\$ 39,921.30
01/01/2034	Village 5	01/01/2009	25:00	28,000.00	39,921.30
				312,000.00	417,162.08
Bldg Ext Roof Flat - Reseal					
01/01/2022		01/01/2017	5:00	\$ 42,880.05	\$ 42,880.05
01/01/2027		01/01/2022	5:00	42,880.05	49,709.73
01/01/2032		01/01/2027	5:00	42,880.05	57,627.20
01/01/2037		01/01/2032	5:00	42,880.05	66,805.72
01/01/2042		01/01/2037	5:00	42,880.05	77,446.14
01/01/2047		01/01/2042	5:00	42,880.05	89,781.30
				257,280.30	384,250.14
Bldg Ext Roof Tile - Repair					
01/01/2027		01/01/2017	10:00	\$ 11,530.00	\$ 13,366.43
01/01/2037		01/01/2027	10:00	11,530.00	17,963.36
01/01/2047		01/01/2037	10:00	11,530.00	24,141.26
				34,590.00	55,471.05
Bldg Ext Roof Tile - Replace					
07/01/2039	CH - Exterior	07/01/2004	35:00	\$ 19,125.00	\$ 32,081.37
07/01/2040	Village 1	07/01/2005	35:00	25,000.00	43,194.52
07/01/2040	Village 2	07/01/2005	35:00	25,000.00	43,194.52
07/01/2041	Village 3	07/01/2006	35:00	25,000.00	44,490.36
07/01/2041	Village 4	07/01/2006	35:00	25,000.00	44,490.36
07/01/2042	Village 5	07/01/2007	35:00	25,000.00	45,825.07
				144,125.00	253,276.20
Bldg Ext Wood - Repaint					
01/01/2029		01/01/2019	10:00	\$ 15,000.00	\$ 18,448.11
01/01/2039		01/01/2029	10:00	15,000.00	24,792.71
01/01/2049		01/01/2039	10:00	15,000.00	33,319.34
				45,000.00	76,560.16
Bldg Int Cabinets - Replace					
01/01/2045	CH - Dining	01/01/2020	25:00	\$ 2,500.00	\$ 4,933.97
01/01/2045	CH - Kitchen	01/01/2020	25:00	2,500.00	4,933.97
01/01/2045	CH - Laundry	01/01/2020	25:00	2,500.00	4,933.97
				7,500.00	14,801.91
Bldg Int Ceiling Fan - Replace					

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Int Ceiling Fan - Replace					
01/01/2026	Common Area	01/01/2011	15:00	\$ 1,500.00	\$ 1,688.26
01/01/2041	Common Area	01/01/2026	15:00	1,500.00	2,630.26
				3,000.00	4,318.52
Bldg Int Ceiling Panels - Replace					
07/01/2034	CH - Dining	07/01/2004	30:00	\$ 300.00	\$ 434.10
07/01/2034	CH - Laundry	07/01/2004	30:00	50.00	72.35
07/01/2034	CH - Living Roo	07/01/2004	30:00	200.00	289.40
07/01/2034	CH - Office	07/01/2004	30:00	100.00	144.70
				650.00	940.55
Block Walls Ferro - Maintenance Allowance					
01/01/2026	Common Area	01/01/2021	5:00	\$ 1,500.00	\$ 1,688.26
01/01/2031	Common Area	01/01/2026	5:00	1,500.00	1,957.16
01/01/2036	Common Area	01/01/2031	5:00	1,500.00	2,268.88
01/01/2041	Common Area	01/01/2036	5:00	1,500.00	2,630.26
01/01/2046	Common Area	01/01/2041	5:00	1,500.00	3,049.19
01/01/2051	Common Area	01/01/2046	5:00	1,500.00	3,534.85
				9,000.00	15,128.60
Bridge - Repair / Replace					
01/01/2042	Common Area	01/01/2007	35:00	\$ 3,000.00	\$ 5,418.33
				3,000.00	5,418.33
Car Ports - Maintenance Allowance					
01/01/2022	Common Area	01/01/2012	10:00	\$ 5,000.00	\$ 5,000.00
01/01/2032	Common Area	01/01/2022	10:00	5,000.00	6,719.58
01/01/2042	Common Area	01/01/2032	10:00	5,000.00	9,030.56
				15,000.00	20,750.14
Chicken Coop - Replace					
01/01/2037		01/01/2007	30:00	\$ 7,500.00	\$ 11,684.76
				7,500.00	11,684.76
Community - Repaint					
01/01/2032	CH - Exterior	01/01/2020	12:00	\$ 100,000.00	\$ 134,391.64
01/01/2044	CH - Exterior	01/01/2032	12:00	100,000.00	191,610.34
				200,000.00	326,001.98
Concrete - Repair					
01/01/2024	Common Area	01/01/2019	5:00	\$ 2,500.00	\$ 2,652.25

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Concrete - Repair					
01/01/2029	Common Area	01/01/2024	5:00	\$ 2,500.00	\$ 3,074.68
01/01/2034	Common Area	01/01/2029	5:00	2,500.00	3,564.40
01/01/2039	Common Area	01/01/2034	5:00	2,500.00	4,132.12
01/01/2044	Common Area	01/01/2039	5:00	2,500.00	4,790.26
01/01/2049	Common Area	01/01/2044	5:00	2,500.00	5,553.22
				15,000.00	23,766.93
Door Exterior Wood / Glass - Replace					
07/01/2029	CH - Fitness Ce	07/01/2004	25:00	\$ 700.00	\$ 873.73
07/01/2029	CH - Kitchen	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Laundry	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Library	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Living Roo	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Office	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Play Room	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Storage 1	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Storage 2	07/01/2004	25:00	350.00	436.86
				3,500.00	4,368.61
Door Exterior Wood SC - Replace					
07/01/2029	CH - Bathroom 1	07/01/2004	25:00	\$ 350.00	\$ 436.86
07/01/2029	CH - Bathroom 2	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Dining	07/01/2004	25:00	700.00	873.73
07/01/2029	CH - Guest Bath	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Guest Bedr	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Guest Bedr	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Guest Bedr	07/01/2004	25:00	350.00	436.86
				2,800.00	3,494.89
Door Garage Metal - Replace					
07/01/2035	Maintenance Bui	07/01/2010	25:00	\$ 1,850.00	\$ 2,757.24
				1,850.00	2,757.24
Door Interior Wood HC - Replace					
07/01/2029	CH - Living Roo	07/01/2004	25:00	\$ 700.00	\$ 873.73
				700.00	873.73
Door Sliding Glass - Replace					
07/01/2029	CH - Dining	07/01/2004	25:00	\$ 700.00	\$ 873.73
07/01/2029	CH - Fitness Ce	07/01/2004	25:00	350.00	436.86
07/01/2029	CH - Living Roo	07/01/2004	25:00	700.00	873.73

Stone Curves COA

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Door Sliding Glass - Replace					
07/01/2029	CH - Play Room	07/01/2004	25:00	\$ 350.00	\$ 436.86
07/01/2035	Maintenance Bui	07/01/2010	25:00	700.00	1,043.28
				2,800.00	3,664.46
Door Utility Metal - Replace					
07/01/2029	CH - Exterior	07/01/2004	25:00	\$ 350.00	\$ 436.86
07/01/2035	Maintenance Bui	07/01/2010	25:00	350.00	521.64
				700.00	958.50
Elevator - Equipment					
07/01/2039	CH - Exterior	07/01/2004	35:00	\$ 25,000.00	\$ 41,936.43
				25,000.00	41,936.43
Elevator Cab - Remodel					
01/01/2037	CH - Exterior	01/01/2012	25:00	\$ 2,500.00	\$ 3,894.92
				2,500.00	3,894.92
Elevator Doors - Replace					
07/01/2029	CH - Exterior	07/01/2004	25:00	\$ 1,700.00	\$ 2,121.92
				1,700.00	2,121.92
Fence Metal 4'- Replace					
07/01/2029	CH - Exterior	07/01/2004	25:00	\$ 1,800.00	\$ 2,246.73
				1,800.00	2,246.73
Fence Metal 6'- Replace					
01/01/2032	Pool	01/01/2012	20:00	\$ 9,600.00	\$ 12,901.60
				9,600.00	12,901.60
Fire Sprinkler Guage Valve - Replace					
01/01/2023		01/01/2008	15:00	\$ 8,000.00	\$ 8,240.00
01/01/2038		01/01/2023	15:00	8,000.00	12,837.65
				16,000.00	21,077.65
Gate Operators - Replace					
01/01/2027	Common Area	01/01/2007	20:00	\$ 3,600.00	\$ 4,173.39
01/01/2047	Common Area	01/01/2027	20:00	3,600.00	7,537.60
				7,200.00	11,710.99
Gates - Rekey					
01/01/2023		01/01/2008	15:00	\$ 1,000.00	\$ 1,030.00

Stone Curves COA

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Gates - Rekey					
01/01/2038		01/01/2023	15:00	\$ 1,000.00	\$ 1,604.71
				2,000.00	2,634.71
Gates Metal Iron - Replace					
01/01/2037	CH - Exterior	01/01/2012	25:00	\$ 2,550.00	\$ 3,972.82
				2,550.00	3,972.82
Gates Pedestrian - Repair & Replace					
07/01/2029	Common Area	07/01/2004	25:00	\$ 8,712.00	\$ 10,874.19
				8,712.00	10,874.19
HVAC 2-Ton - Replace					
01/01/2022	CH - Guest Bedr	01/01/2007	15:00	\$ 3,000.00	\$ 3,000.00
01/01/2022	CH - Guest Bedr	01/01/2007	15:00	3,000.00	3,000.00
01/01/2034	CH - Exterior	01/01/2019	15:00	3,000.00	4,277.28
01/01/2036	CH - Guest Bedr	01/01/2021	15:00	3,000.00	4,537.77
01/01/2037	CH - Guest Bedr	01/01/2022	15:00	3,000.00	4,673.90
01/01/2037	CH - Guest Bedr	01/01/2022	15:00	3,000.00	4,673.90
01/01/2049	CH - Exterior	01/01/2034	15:00	3,000.00	6,663.87
01/01/2051	CH - Guest Bedr	01/01/2036	15:00	3,000.00	7,069.70
				24,000.00	37,896.42
HVAC Systems - Replace					
01/01/2022	CH - Kitchen	01/01/2010	12:00	\$ 5,500.00	\$ 5,500.00
01/01/2022	CH - Library	01/01/2010	12:00	5,500.00	5,500.00
01/01/2022	CH - Play Room	01/01/2010	12:00	5,500.00	5,500.00
01/01/2034	CH - Kitchen	01/01/2022	12:00	5,500.00	7,841.68
01/01/2034	CH - Library	01/01/2022	12:00	5,500.00	7,841.68
01/01/2034	CH - Play Room	01/01/2022	12:00	5,500.00	7,841.68
01/01/2046	CH - Kitchen	01/01/2034	12:00	5,500.00	11,180.37
01/01/2046	CH - Library	01/01/2034	12:00	5,500.00	11,180.37
01/01/2046	CH - Play Room	01/01/2034	12:00	5,500.00	11,180.37
				49,500.00	73,566.15
Irrigation Controllers - Replace					
01/01/2028	Common Area	01/01/2013	15:00	\$ 4,200.00	\$ 5,015.02
01/01/2043	Common Area	01/01/2028	15:00	4,200.00	7,813.24
				8,400.00	12,828.26
Irrigation System - Refurbish					
01/01/2027	Garden	01/01/2017	10:00	\$ 5,000.00	\$ 5,796.37

Stone Curves COA

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Irrigation System - Refurbish					
01/01/2027	Lawn	01/01/2017	10:00	\$ 5,000.00	\$ 5,796.37
01/01/2037	Garden	01/01/2027	10:00	5,000.00	7,789.84
01/01/2037	Lawn	01/01/2027	10:00	5,000.00	7,789.84
01/01/2047	Garden	01/01/2037	10:00	5,000.00	10,468.89
01/01/2047	Lawn	01/01/2037	10:00	5,000.00	10,468.89
				30,000.00	48,110.20
Landscape - Improvement					
01/01/2026	Common Area	01/01/2021	5:00	\$ 7,500.00	\$ 8,441.32
01/01/2031	Common Area	01/01/2026	5:00	7,500.00	9,785.80
01/01/2036	Common Area	01/01/2031	5:00	7,500.00	11,344.42
01/01/2041	Common Area	01/01/2036	5:00	7,500.00	13,151.30
01/01/2046	Common Area	01/01/2041	5:00	7,500.00	15,245.96
01/01/2051	Common Area	01/01/2046	5:00	7,500.00	17,674.24
				45,000.00	75,643.04
Landscape Mower - Replace					
01/01/2033	CH - Exterior	01/01/2021	12:00	\$ 500.00	\$ 692.12
01/01/2045	CH - Exterior	01/01/2033	12:00	500.00	986.79
				1,000.00	1,678.91
Landscaping - Path Lighting					
07/27/2024		07/27/2014	10:00	\$ 2,000.00	\$ 2,153.39
07/27/2034		07/27/2024	10:00	2,000.00	2,893.98
07/27/2044		07/27/2034	10:00	2,000.00	3,889.27
				6,000.00	8,936.64
Lights Bldg Ext - Replace					
07/01/2034	Common Area	07/01/2004	30:00	\$ 4,000.00	\$ 5,787.96
				4,000.00	5,787.96
Lights Bldg Int - Replace					
01/01/2032	Common Area	01/01/2012	20:00	\$ 5,500.00	\$ 7,391.54
				5,500.00	7,391.54
Mailboxes Cluster - Replace					
01/01/2040	CH - Exterior	01/01/2020	20:00	\$ 1,500.00	\$ 2,553.65
				1,500.00	2,553.65
Park Patio - Maintenance					
01/01/2025	Village 1	01/01/2015	10:00	\$ 1,500.00	\$ 1,639.09

Stone Curves COA

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Park Patio - Maintenance					
01/01/2035	Village 1	01/01/2025	10:00	\$ 1,500.00	\$ 2,202.80
01/01/2045	Village 1	01/01/2035	10:00	1,500.00	2,960.38
				4,500.00	6,802.27
Park Play Structure - Replace					
07/01/2027	Tot Lot	07/01/2010	17:00	\$ 8,000.00	\$ 9,412.28
07/01/2044	Tot Lot	07/01/2027	17:00	8,000.00	15,557.06
				16,000.00	24,969.34
Perimeter Walls - Maintenance Allowance					
01/01/2022	Common Area	01/01/2020	2:00	\$ 1,500.00	\$ 1,500.00
01/01/2024	Common Area	01/01/2022	2:00	1,500.00	1,591.35
01/01/2026	Common Area	01/01/2024	2:00	1,500.00	1,688.26
01/01/2028	Common Area	01/01/2026	2:00	1,500.00	1,791.08
01/01/2030	Common Area	01/01/2028	2:00	1,500.00	1,900.16
01/01/2032	Common Area	01/01/2030	2:00	1,500.00	2,015.87
01/01/2034	Common Area	01/01/2032	2:00	1,500.00	2,138.64
01/01/2036	Common Area	01/01/2034	2:00	1,500.00	2,268.88
01/01/2038	Common Area	01/01/2036	2:00	1,500.00	2,407.06
01/01/2040	Common Area	01/01/2038	2:00	1,500.00	2,553.65
01/01/2042	Common Area	01/01/2040	2:00	1,500.00	2,709.17
01/01/2044	Common Area	01/01/2042	2:00	1,500.00	2,874.16
01/01/2046	Common Area	01/01/2044	2:00	1,500.00	3,049.19
01/01/2048	Common Area	01/01/2046	2:00	1,500.00	3,234.89
01/01/2050	Common Area	01/01/2048	2:00	1,500.00	3,431.89
				22,500.00	35,154.25
Pool - Replaster					
01/01/2025	Pool	01/01/2005	20:00	\$ 7,000.00	\$ 7,649.09
01/01/2045	Pool	01/01/2025	20:00	7,000.00	13,815.11
				14,000.00	21,464.20
Pool Filter Medium					
07/01/2025		07/01/2020	5:00	\$ 127.00	\$ 140.84
07/01/2030		07/01/2025	5:00	127.00	163.28
07/01/2035		07/01/2030	5:00	127.00	189.28
07/01/2040		07/01/2035	5:00	127.00	219.43
07/01/2045		07/01/2040	5:00	127.00	254.38
07/01/2050		07/01/2045	5:00	127.00	294.89
				762.00	1,262.10

Stone Curves COA

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Filters					
07/01/2025		07/01/2015	10:00	\$ 2,250.00	\$ 2,495.24
07/01/2035		07/01/2025	10:00	2,250.00	3,353.40
07/01/2045		07/01/2035	10:00	2,250.00	4,506.69
				6,750.00	10,355.33
Pool Filters - Replace					
07/01/2022	Pool	07/01/2007	15:00	\$ 1,500.00	\$ 1,522.33
07/01/2037	Pool	07/01/2022	15:00	1,500.00	2,371.75
				3,000.00	3,894.08
Pool Kool Deck - Repair					
01/01/2027	Pool	01/01/2021	6:00	\$ 3,000.00	\$ 3,477.82
01/01/2033	Pool	01/01/2027	6:00	3,000.00	4,152.70
01/01/2039	Pool	01/01/2033	6:00	3,000.00	4,958.54
01/01/2045	Pool	01/01/2039	6:00	3,000.00	5,920.76
01/01/2051	Pool	01/01/2045	6:00	3,000.00	7,069.70
				15,000.00	25,579.52
Pool Kool Deck - Reseal					
07/01/2023		07/01/2021	2:00	\$ 450.00	\$ 470.40
07/01/2025		07/01/2023	2:00	450.00	499.05
07/01/2027		07/01/2025	2:00	450.00	529.44
07/01/2029		07/01/2027	2:00	450.00	561.68
07/01/2031		07/01/2029	2:00	450.00	595.89
07/01/2033		07/01/2031	2:00	450.00	632.18
07/01/2035		07/01/2033	2:00	450.00	670.68
07/01/2037		07/01/2035	2:00	450.00	711.52
07/01/2039		07/01/2037	2:00	450.00	754.86
07/01/2041		07/01/2039	2:00	450.00	800.83
07/01/2043		07/01/2041	2:00	450.00	849.60
07/01/2045		07/01/2043	2:00	450.00	901.34
07/01/2047		07/01/2045	2:00	450.00	956.23
07/01/2049		07/01/2047	2:00	450.00	1,014.46
07/01/2051		07/01/2049	2:00	450.00	1,076.24
				6,750.00	11,024.40
Pool Pumps - Replace					
01/01/2024	Pool	01/01/2014	10:00	\$ 2,380.00	\$ 2,524.94
01/01/2034	Pool	01/01/2024	10:00	2,380.00	3,393.31
01/01/2044	Pool	01/01/2034	10:00	2,380.00	4,560.33

Stone Curves COA

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Pumps - Replace					
				7,140.00	10,478.58
Pool Shade Sails - Replace					
01/01/2029	Pool	01/01/2017	12:00	\$ 7,500.00	\$ 9,224.05
01/01/2041	Pool	01/01/2029	12:00	7,500.00	13,151.30
				15,000.00	22,375.35
Pool Shade Sails Posts - Replace					
07/01/2043	Pool	07/01/2013	30:00	\$ 20,000.00	\$ 37,759.86
				20,000.00	37,759.86
Safety Fire Detection - Replace					
07/01/2025	Common Area	07/01/2010	15:00	\$ 900.00	\$ 998.10
07/01/2040	Common Area	07/01/2025	15:00	900.00	1,555.00
				1,800.00	2,553.10
Signage - Replace					
07/01/2034	Common Area	07/01/2004	30:00	\$ 1,450.00	\$ 2,098.13
07/01/2034	Common Area	07/01/2004	30:00	1,450.00	2,098.13
				2,900.00	4,196.26
Spa - Replaster					
01/01/2040	Pool	01/01/2020	20:00	\$ 23.00	\$ 39.16
				23.00	39.16
Spa Aerator - Replace					
07/01/2026		07/01/2016	10:00	\$ 1,080.00	\$ 1,233.65
07/01/2036		07/01/2026	10:00	1,080.00	1,657.92
07/01/2046		07/01/2036	10:00	1,080.00	2,228.11
				3,240.00	5,119.68
Spa Filter - Replace					
07/01/2025		07/01/2020	5:00	\$ 2,250.00	\$ 2,495.24
07/01/2030		07/01/2025	5:00	2,250.00	2,892.67
07/01/2035		07/01/2030	5:00	2,250.00	3,353.40
07/01/2040		07/01/2035	5:00	2,250.00	3,887.51
07/01/2045		07/01/2040	5:00	2,250.00	4,506.69
07/01/2050		07/01/2045	5:00	2,250.00	5,224.48
				13,500.00	22,359.99
Spa Filter Medium - Replace					

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Spa Filter Medium - Replace					
07/01/2025		07/01/2020	5:00	\$ 675.00	\$ 748.57
07/01/2030		07/01/2025	5:00	675.00	867.80
07/01/2035		07/01/2030	5:00	675.00	1,006.02
07/01/2040		07/01/2035	5:00	675.00	1,166.25
07/01/2045		07/01/2040	5:00	675.00	1,352.01
07/01/2050		07/01/2045	5:00	675.00	1,567.35
				4,050.00	6,708.00
Spa Heater- Replace					
01/01/2022	Pool	01/01/2014	8:00	\$ 4,100.00	\$ 4,100.00
01/01/2030	Pool	01/01/2022	8:00	4,100.00	5,193.76
01/01/2038	Pool	01/01/2030	8:00	4,100.00	6,579.30
01/01/2046	Pool	01/01/2038	8:00	4,100.00	8,334.46
				16,400.00	24,207.52
Spa Pump - Replace					
07/01/2026		07/01/2016	10:00	\$ 2,574.00	\$ 2,940.19
07/01/2036		07/01/2026	10:00	2,574.00	3,951.38
07/01/2046		07/01/2036	10:00	2,574.00	5,310.32
				7,722.00	12,201.89
Tables/Chairs - Replace					
01/01/2024	CH - Dining	01/01/2009	15:00	\$ 3,500.00	\$ 3,713.15
01/01/2039	CH - Dining	01/01/2024	15:00	3,500.00	5,784.97
				7,000.00	9,498.12
Tree Trim					
01/01/2025		01/01/2020	5:00	\$ 5,000.00	\$ 5,463.64
01/01/2030		01/01/2025	5:00	5,000.00	6,333.85
01/01/2035		01/01/2030	5:00	5,000.00	7,342.67
01/01/2040		01/01/2035	5:00	5,000.00	8,512.17
01/01/2045		01/01/2040	5:00	5,000.00	9,867.93
01/01/2050		01/01/2045	5:00	5,000.00	11,439.64
				30,000.00	48,959.90
Vehicle Gates - Replace					
07/01/2034	Common Area	07/01/2004	30:00	\$ 4,350.00	\$ 6,294.40
				4,350.00	6,294.40

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Appliance Dishwasher - Replace

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Appliances	Basis Cost	\$ 8,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Kitchen		Good	07/01/2022	07/01/2032	10:06	10:00	1	8,000.00	10,911.41
								8,000.00	10,911.41

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Appliance Refrigerator - Replace

Item Number	97	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Appliances	Basis Cost	\$ 1,250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Kitchen		Good	01/01/2014	01/01/2034	12:00	20:00	1	1,250.00	1,782.20
								1,250.00	1,782.20

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Appliance Stove - Commercial

Item Number	109	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Appliances	Basis Cost	\$ 3,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Kitchen		Good	01/01/2007	01/01/2037	15:00	30:00	1	3,500.00	5,452.89
								3,500.00	5,452.89

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Appliance Washer/Dryer - Replace

Item Number	120	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Appliances	Basis Cost	\$ 1,650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Laundry		Good	01/01/2020	01/01/2030	8:00	10:00	0	0.00	0.00
Comments									



2019 - 2021 Laundry equipment for \$4,484.75

Combo units

Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Arbor Poles - Metal - Replace

Item Number	4	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Pool	Basis Cost	\$ 500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	07/01/2005	07/01/2035	13:06	30:00	6	3,000.00	4,471.20
								3,000.00	4,471.20

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - 1" Overlay

Item Number	1	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20 Years
Category	Pavement	Basis Cost	\$ 1.32
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area - L		Good	01/01/2012	01/01/2032	10:00	20:00	21,414	28,266.48	37,987.79
Common Area - S		Good	01/01/2012	01/01/2032	10:00	20:00	18,000	23,760.00	31,931.45
								52,026.48	69,919.24

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Re-Seal

Item Number	138	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	3 Years
Category	Pavement	Basis Cost	\$ 0.10
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/29/2019	07/29/2022	0:06	3:00	21,414	2,141.40	2,173.28
			07/29/2019	07/29/2022	0:06	3:00	18,000	1,800.00	1,826.80
								3,941.40	4,000.08

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Slurry Seal

Item Number	103	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	7 Years
Category	Pavement	Basis Cost	\$ 0.25
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area - L		Good	01/01/2016	01/01/2023	1:00	7:00	21,414	5,353.50	5,514.11
Common Area - S		Good	01/01/2016	01/01/2023	1:00	7:00	18,000	4,500.00	4,635.00
								9,853.50	10,149.11

Comments



2018 - Repave (reseal) parking lots \$8,947.00

Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Backflow Valves - Replace

Item Number	9	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Plumbing	Basis Cost	\$ 1,250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2004	07/01/2034	12:06	30:00	8	10,000.00	14,469.89
								10,000.00	14,469.89

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Balcony - Resurface

Item Number	10	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15 Years
Category	Bldg Exteriors	Basis Cost	\$ 2.80
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2008	01/01/2023	1:00	15:00	635	1,783.08	1,836.57
Village 1		Good	01/01/2008	01/01/2023	1:00	15:00	728	2,044.22	2,105.55
Village 2		Good	01/01/2008	01/01/2023	1:00	15:00	728	2,044.22	2,105.55
Village 3		Good	01/01/2008	01/01/2023	1:00	15:00	728	2,044.22	2,105.55
Village 4		Good	01/01/2008	01/01/2023	1:00	15:00	728	2,044.22	2,105.55
Village 5		Good	01/01/2008	01/01/2023	1:00	15:00	728	2,044.22	2,105.55
								12,004.18	12,364.32

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Downspouts - Replace

Item Number	37	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Bldg Exteriors	Basis Cost	\$ 650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2039	17:06	35:00	4	2,600.00	4,361.39
Village 1		Good	07/01/2004	07/01/2039	17:06	35:00	4	2,600.00	4,361.39
Village 2		Good	07/01/2004	07/01/2039	17:06	35:00	4	2,600.00	4,361.39
Village 3		Good	07/01/2004	07/01/2039	17:06	35:00	4	2,600.00	4,361.39
Village 4		Good	07/01/2004	07/01/2039	17:06	35:00	4	2,600.00	4,361.39
Village 5		Good	07/01/2004	07/01/2039	17:06	35:00	4	2,600.00	4,361.39
								15,600.00	26,168.34

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Metal - Repaint

Item Number	122	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Paint	Basis Cost	\$ 613.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2015	07/01/2025	3:06	10:00	1	613.00	679.82
Village 1		Good	11/01/2015	11/01/2025	3:10	10:00	2	1,226.00	1,373.09
Village 2		Good	11/01/2015	11/01/2025	3:10	10:00	2	1,226.00	1,373.09
Village 3		Good	11/01/2015	11/01/2025	3:10	10:00	2	1,226.00	1,373.09
Village 4		Good	11/01/2015	11/01/2025	3:10	10:00	2	1,226.00	1,373.09
Village 5		Good	11/01/2015	11/01/2025	3:10	10:00	2	1,226.00	1,373.09
								6,743.00	7,545.27

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Metal - Replace

Item Number	94	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 45.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2034	12:06	30:00	123	5,535.00	8,009.09
								5,535.00	8,009.09

Comments



Included are railing and fencing, gates, and enclosures consisting of metal for repaint.

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof - Concrete Flashing

Item Number	127	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Bldg Exteriors	Basis Cost	\$ 5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2013	01/01/2023	1:00	10:00	1	5,000.00	5,150.00
								5,000.00	5,150.00

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Flat - Replace

Item Number	49	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	25 Years
Category	Roof	Basis Cost	\$ 8.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH		Good	01/01/2005	01/01/2030	8:00	25:00	4,000	32,000.00	40,536.64
Village 1			01/01/2005	01/01/2030	8:00	25:00	3,500	28,000.00	35,469.56
Village 1			01/01/2005	01/01/2030	8:00	25:00	3,500	28,000.00	35,469.56
Village 2			01/01/2006	01/01/2031	9:00	25:00	3,500	28,000.00	36,533.65
Village 2			01/01/2006	01/01/2031	9:00	25:00	3,500	28,000.00	36,533.65
Village 3			01/01/2007	01/01/2032	10:00	25:00	3,500	28,000.00	37,629.66
Village 3			01/01/2007	01/01/2032	10:00	25:00	3,500	28,000.00	37,629.66
Village 4			01/01/2008	01/01/2033	11:00	25:00	3,500	28,000.00	38,758.55
Village 4			01/01/2008	01/01/2033	11:00	25:00	3,500	28,000.00	38,758.55
Village 5			01/01/2009	01/01/2034	12:00	25:00	3,500	28,000.00	39,921.30
Village 5			01/01/2009	01/01/2034	12:00	25:00	3,500	28,000.00	39,921.30
								312,000.00	417,162.08

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Flat - Reseal

Item Number	125	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Roof	Basis Cost	\$ 1.15
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2017	01/01/2022	0:00	5:00	37,287	42,880.05	42,880.05
								42,880.05	42,880.05

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Tile - Repair

Item Number	131	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Roof	Basis Cost	\$ 2.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2017	01/01/2027	5:00	10:00	5,765	11,530.00	13,366.43
								11,530.00	13,366.43

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Tile - Replace

Item Number	113	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	35 Years
Category	Roof	Basis Cost	\$ 25.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2039	17:06	35:00	765	19,125.00	32,081.37
Village 1		Good	07/01/2005	07/01/2040	18:06	35:00	1,000	25,000.00	43,194.52
Village 2		Good	07/01/2005	07/01/2040	18:06	35:00	1,000	25,000.00	43,194.52
Village 3		Good	07/01/2006	07/01/2041	19:06	35:00	1,000	25,000.00	44,490.36
Village 4		Good	07/01/2006	07/01/2041	19:06	35:00	1,000	25,000.00	44,490.36
Village 5		Good	07/01/2007	07/01/2042	20:06	35:00	1,000	25,000.00	45,825.07
								144,125.00	253,276.20

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Wood - Repaint

Item Number	130	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Painting	Basis Cost	\$ 15,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2019	01/01/2029	7:00	10:00	1	15,000.00	18,448.11
								15,000.00	18,448.11

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Int Cabinets - Replace

Item Number	16	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	25 Years
Category	Fixtures	Basis Cost	\$ 2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Dining		Fair	01/01/2020	01/01/2045	23:00	25:00	1	2,500.00	4,933.97
CH - Guest Bath		Fair	01/01/2007	01/01/2032	10:00	25:00	0	0.00	0.00
CH - Kitchen		Good	01/01/2020	01/01/2045	23:00	25:00	1	2,500.00	4,933.97
CH - Laundry		Good	01/01/2020	01/01/2045	23:00	25:00	1	2,500.00	4,933.97
CH - Office		Fair	01/01/2007	01/01/2032	10:00	25:00	0	0.00	0.00
								7,500.00	14,801.91

Comments



2019 - 2021 Cabinets \$4,580.00

Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

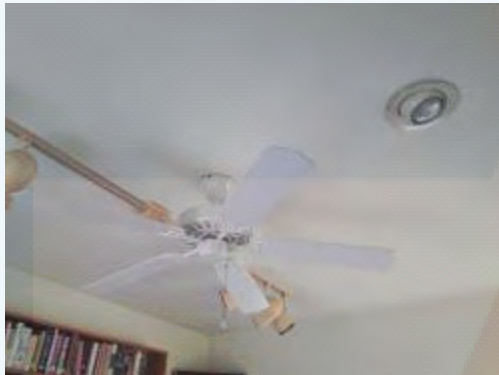
Component List - Full Detail

Bldg Int Ceiling Fan - Replace

Item Number	19	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Fixtures	Basis Cost	\$ 1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2011	01/01/2026	4:00	15:00	1	1,500.00	1,688.26
								1,500.00	1,688.26

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

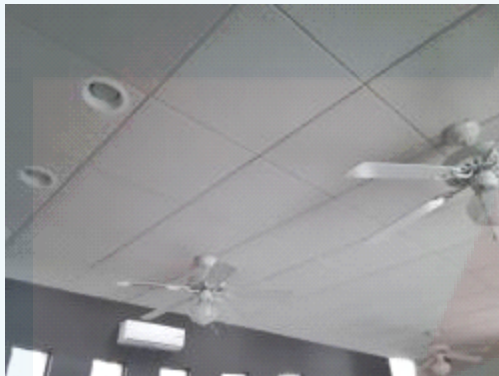
Component List - Full Detail

Bldg Int Ceiling Panels - Replace

Item Number	2	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Bldg Interiors	Basis Cost	\$ 5.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Dining		Good	07/01/2004	07/01/2034	12:06	30:00	60	300.00	434.10
CH - Laundry		Good	07/01/2004	07/01/2034	12:06	30:00	10	50.00	72.35
CH - Living Roo		Good	07/01/2004	07/01/2034	12:06	30:00	40	200.00	289.40
CH - Office		Good	07/01/2004	07/01/2034	12:06	30:00	20	100.00	144.70
								650.00	940.55

Comments



Management estimate

Need to measure and get estimate for ceiling panel cost and will do DIY

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Int Drains - Replace

Item Number	38	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Plumbing	Basis Cost	\$ 650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
CH - Dining		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
CH - Guest Bedr		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
CH - Guest Bedr		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
CH - Guest Bedr		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
CH - Living Roo		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
Comments									

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Int Flooring - Replace

Item Number	114	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	15 Years
Category	Bldg Interiors	Basis Cost	\$ 1,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Guest Bedr		Good	01/01/2021	01/01/2036	14:00	15:00	0	0.00	0.00
Comments									



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls Ferro - Maintenance Allowance

Item Number	13	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	5 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 1,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2021	01/01/2026	4:00	5:00	1	1,500.00	1,688.26
								1,500.00	1,688.26

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bridge - Repair / Replace

Item Number	14	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Structure	Basis Cost	\$ 1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2007	01/01/2042	20:00	35:00	2	3,000.00	5,418.33
								3,000.00	5,418.33

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Car Ports - Maintenance Allowance

Item Number	17	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	10 Years
Category	Structure	Basis Cost	\$ 5,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2012	01/01/2022	0:00	10:00	1	5,000.00	5,000.00
								5,000.00	5,000.00

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Chicken Coop - Replace

Item Number	135	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Bldg Exteriors	Basis Cost	\$ 7,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2007	01/01/2037	15:00	30:00	1	7,500.00	11,684.76
								7,500.00	11,684.76

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Cistern Tanks - Replace

Item Number	24	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Plumbing	Basis Cost	\$ 4,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2004	07/01/2034	12:06	30:00	0	0.00	0.00
Comments									



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Community - Repaint

Item Number	110	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	12 Years
Category	Paint	Basis Cost	\$ 100,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2020	01/01/2032	10:00	12:00	1	100,000.00	134,391.64
								100,000.00	134,391.64

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

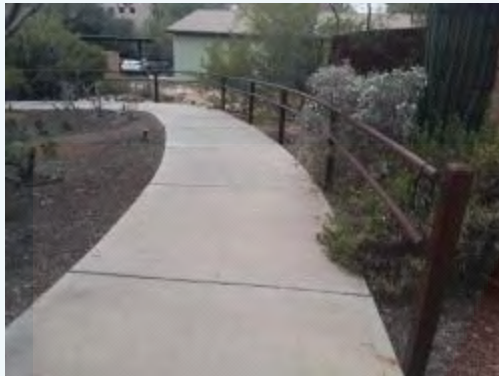
Component List - Full Detail

Concrete - Repair

Item Number	25	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 2,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2019	01/01/2024	2:00	5:00	1	2,500.00	2,652.25
Common Area	Sidewalks		07/01/2017	07/01/2022	0:06	5:00	0	0.00	0.00
								2,500.00	2,652.25

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Door Exterior Wood / Glass - Replace

Item Number	33	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Fitness Ce		Good	07/01/2004	07/01/2029	7:06	25:00	2	700.00	873.73
CH - Kitchen		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Laundry		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Library		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Living Roo		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Office		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Play Room		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Storage 1		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Storage 2		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
								3,500.00	4,368.61

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

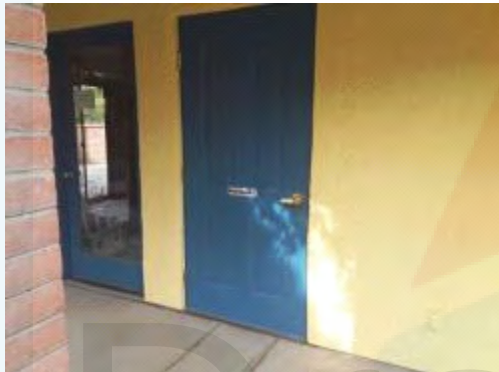
Component List - Full Detail

Door Exterior Wood SC - Replace

Item Number	34	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Bathroom 1		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Bathroom 2		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Dining		Good	07/01/2004	07/01/2029	7:06	25:00	2	700.00	873.73
CH - Guest Bath		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Guest Bedr		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Guest Bedr		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Guest Bedr		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
								2,800.00	3,494.89

Comments



FAI Database

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Door Garage Metal - Replace

Item Number	69	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 1,850.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Maintenance Bui		Good	07/01/2010	07/01/2035	13:06	25:00	1	1,850.00	2,757.24
								1,850.00	2,757.24

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

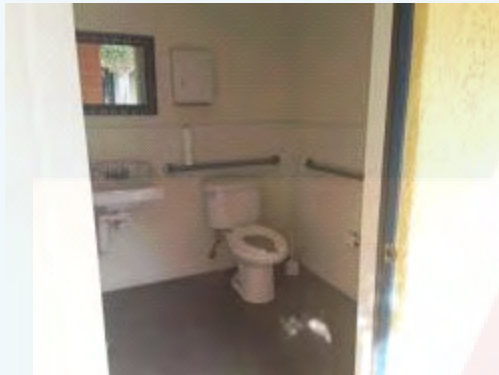
Component List - Full Detail

Door Interior Wood HC - Replace

Item Number	35	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Living Roo		Good	07/01/2004	07/01/2029	7:06	25:00	2	700.00	873.73
								700.00	873.73

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

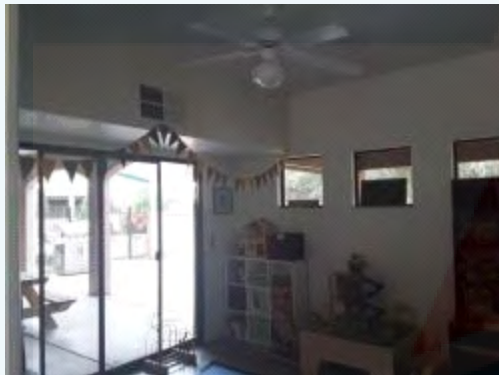
Component List - Full Detail

Door Sliding Glass - Replace

Item Number	102	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Dining		Good	07/01/2004	07/01/2029	7:06	25:00	2	700.00	873.73
CH - Fitness Ce		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
CH - Living Roo		Good	07/01/2004	07/01/2029	7:06	25:00	2	700.00	873.73
CH - Play Room		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
Maintenance Bui		Good	07/01/2010	07/01/2035	13:06	25:00	2	700.00	1,043.28
								2,800.00	3,664.46

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Door Utility Metal - Replace

Item Number	36	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2029	7:06	25:00	1	350.00	436.86
Maintenance Bui		Good	07/01/2010	07/01/2035	13:06	25:00	1	350.00	521.64
								700.00	958.50

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator - Equipment

Item Number	41	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Equipment	Basis Cost	\$ 25,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2039	17:06	35:00	1	25,000.00	41,936.43
								25,000.00	41,936.43

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

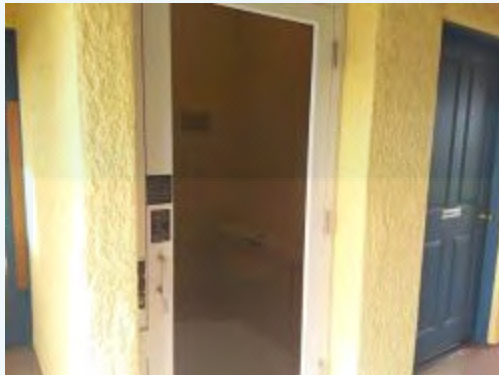
Component List - Full Detail

Elevator Cab - Remodel

Item Number	39	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2012	01/01/2037	15:00	25:00	1	2,500.00	3,894.92
								2,500.00	3,894.92

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Doors - Replace

Item Number	40	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Doors	Basis Cost	\$ 850.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2029	7:06	25:00	2	1,700.00	2,121.92
								1,700.00	2,121.92

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Metal 4'- Replace

Item Number	44	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 45.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	07/01/2004	07/01/2029	7:06	25:00	40	1,800.00	2,246.73
								1,800.00	2,246.73

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Metal 6'- Replace

Item Number	88	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 60.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2012	01/01/2032	10:00	20:00	160	9,600.00	12,901.60
								9,600.00	12,901.60

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Ferro Wall Repair

Item Number	137	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/29/2022	07/29/2027	5:06	5:00	1	3,000.00	3,529.60
								3,000.00	3,529.60

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Sprinkler Guage Valve - Replace

Item Number	128	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Plumbing	Basis Cost	\$ 8,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2008	01/01/2023	1:00	15:00	1	8,000.00	8,240.00
								8,000.00	8,240.00

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gate Operators - Replace

Item Number	51	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2007	01/01/2027	5:00	20:00	3	3,600.00	4,173.39
								3,600.00	4,173.39

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gates - Rekey

Item Number	133	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2008	01/01/2023	1:00	15:00	1	1,000.00	1,030.00
								1,000.00	1,030.00

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gates Metal Iron - Replace

Item Number	56	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 850.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2012	01/01/2037	15:00	25:00	3	2,550.00	3,972.82
								2,550.00	3,972.82

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

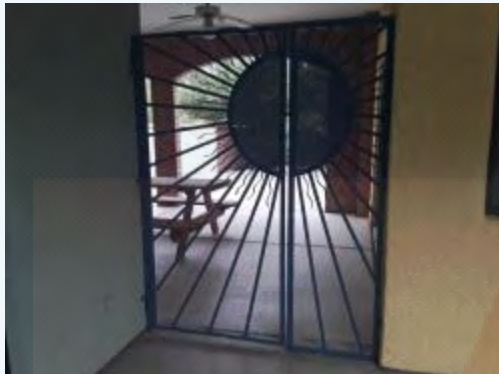
Component List - Full Detail

Gates Pedestrian - Repair & Replace

Item Number	81	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	25 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 1,452.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2004	07/01/2029	7:06	25:00	6	8,712.00	10,874.19
								8,712.00	10,874.19

Comments



2019 - 2021 Gate repairs \$1,392.14

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

HVAC 2-Ton - Replace

Item Number	54	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	HVAC	Basis Cost	\$ 3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2019	01/01/2034	12:00	15:00	1	3,000.00	4,277.28
CH - Guest Bedr		Good	01/01/2021	01/01/2036	14:00	15:00	1	3,000.00	4,537.77
CH - Guest Bedr		Good	01/01/2007	01/01/2022	0:00	15:00	1	3,000.00	3,000.00
CH - Guest Bedr		Good	01/01/2007	01/01/2022	0:00	15:00	1	3,000.00	3,000.00
								12,000.00	14,815.05

Comments



Model# 24000-20S-230-0

Serial#

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

HVAC Systems - Replace

Item Number	3	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	HVAC	Basis Cost	\$ 5,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Kitchen		Good	01/01/2010	01/01/2022	0:00	12:00	1	5,500.00	5,500.00
CH - Library		Good	01/01/2010	01/01/2022	0:00	12:00	1	5,500.00	5,500.00
CH - Play Room		Good	01/01/2010	01/01/2022	0:00	12:00	1	5,500.00	5,500.00
								16,500.00	16,500.00

Comments



2019 - 2021 Heat pumps installed for \$4,603.00.

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Controllers - Replace

Item Number	57	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2013	01/01/2028	6:00	15:00	7	4,200.00	5,015.02
								4,200.00	5,015.02

Comments

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation System - Refurbish

Item Number	132	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Landscape	Basis Cost	\$ 5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garden			01/01/2017	01/01/2027	5:00	10:00	1	5,000.00	5,796.37
Lawn			01/01/2017	01/01/2027	5:00	10:00	1	5,000.00	5,796.37
								10,000.00	11,592.74

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape - Improvement

Item Number	59	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscape	Basis Cost	\$ 7,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2021	01/01/2026	4:00	5:00	1	7,500.00	8,441.32
								7,500.00	8,441.32

Comments



2019 - 2021 Landscape \$3,395.78

Management estimate

This includes repair and improvement of trees, cactus and grass

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Mower - Replace

Item Number	73	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2021	01/01/2033	11:00	12:00	1	500.00	692.12
								500.00	692.12

Comments



2019 - 2021 Landscape mower \$729.59

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscaping - Path Lighting

Item Number	140	Measurement Basis	job
Type	Common Area	Estimated Useful Life	10 Years
Category	Landscape	Basis Cost	\$ 2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/27/2014	07/27/2024	2:06	10:00	1	2,000.00	2,153.39
								2,000.00	2,153.39

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lights Bldg Ext - Replace

Item Number	61	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Lighting	Basis Cost	\$ 2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2004	07/01/2034	12:06	30:00	2	4,000.00	5,787.96
								4,000.00	5,787.96

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

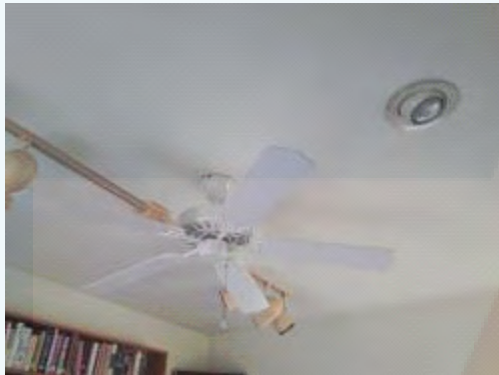
Component List - Full Detail

Lights Bldg Int - Replace

Item Number	119	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Lighting	Basis Cost	\$ 250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2012	01/01/2032	10:00	20:00	22	5,500.00	7,391.54
								5,500.00	7,391.54

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailboxes Cluster - Replace

Item Number	67	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2020	01/01/2040	18:00	20:00	1	1,500.00	2,553.65
								1,500.00	2,553.65

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Patio - Maintenance

Item Number	79	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Structure	Basis Cost	\$ 1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Village 1		Good	01/01/2015	01/01/2025	3:00	10:00	1	1,500.00	1,639.09
								1,500.00	1,639.09

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Patio Furniture - Replace

Item Number	78	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 750.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Exterior		Good	01/01/2009	01/01/2024	2:00	15:00	0	0.00	0.00
Comments									



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Play Structure - Replace

Item Number	84	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	17 Years
Category	Equipment	Basis Cost	\$ 8,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tot Lot		Good	07/01/2010	07/01/2027	5:06	17:00	1	8,000.00	9,412.28
								8,000.00	9,412.28

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Perimeter Walls - Maintenance Allowance

Item Number	82	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	2 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 1,500.00
Tracking Method	Logistical	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	01/01/2020	01/01/2022	0:00	2:00	1	1,500.00	1,500.00
								1,500.00	1,500.00

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool - Replaster

Item Number	90	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Pool	Basis Cost	\$ 7,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2005	01/01/2025	3:00	20:00	1	7,000.00	7,649.09
								7,000.00	7,649.09

Comments



2019 - 2021 Pool \$6,182.38.

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filter Medium

Item Number	143	Measurement Basis	Unit
Type	Common Area	Estimated Useful Life	5 Years
Category	Pool	Basis Cost	\$ 127.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2020	07/01/2025	3:06	5:00	1	127.00	140.84
								127.00	140.84

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filters

Item Number	142	Measurement Basis	unit
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool	Basis Cost	\$ 2,250.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2015	07/01/2025	3:06	10:00	1	2,250.00	2,495.24
								2,250.00	2,495.24

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filters - Replace

Item Number	45	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 750.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	07/01/2007	07/01/2022	0:06	15:00	2	1,500.00	1,522.33
								1,500.00	1,522.33

Comments



Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

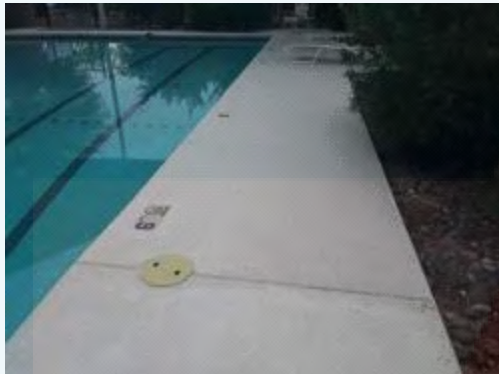
Component List - Full Detail

Pool Kool Deck - Repair

Item Number	58	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Pool	Basis Cost	\$ 3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2021	01/01/2027	5:00	6:00	1	3,000.00	3,477.82
								3,000.00	3,477.82

Comments



2021 - \$2,500

Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Kool Deck - Reseal

Item Number	141	Measurement Basis	job
Type	Common Area	Estimated Useful Life	2 Years
Category	Pool	Basis Cost	\$ 450.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2021	07/01/2023	1:06	2:00	1	450.00	470.40
								450.00	470.40

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Pumps - Replace

Item Number	92	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 2,380.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2014	01/01/2024	2:00	10:00	1	2,380.00	2,524.94
								2,380.00	2,524.94

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Shade Sails - Replace

Item Number	124	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		New	01/01/2017	01/01/2029	7:00	12:00	3	7,500.00	9,224.05
								7,500.00	9,224.05

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Shade Sails Posts - Replace

Item Number	123	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Fixtures	Basis Cost	\$ 5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		New	07/01/2013	07/01/2043	21:06	30:00	4	20,000.00	37,759.86
								20,000.00	37,759.86

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Room Refurbish

Item Number	139	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Bldg Interiors	Basis Cost	\$ 3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Outdoor Furniture			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Fitness			07/29/2022	07/29/2037	15:06	15:00	0.5	1,500.00	2,371.75
Teen Room			07/29/2022	07/29/2037	15:06	15:00	0.5	1,500.00	2,371.75
Guest Room 1			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Guest Room 2			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Guest Room 3			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Guest Bathroom			07/29/2022	07/29/2037	15:06	15:00	0.5	1,500.00	2,371.75
Bathroom 1			07/29/2022	07/29/2037	15:06	15:00	0.3	900.00	1,423.05
Bathroom 2			07/29/2022	07/29/2037	15:06	15:00	0.3	900.00	1,423.05
Bathroom 3			07/29/2022	07/29/2037	15:06	15:00	0.3	900.00	1,423.05
Library			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Playroom			07/29/2022	07/29/2037	15:06	15:00	0.5	1,500.00	2,371.75
Dining Room			07/29/2022	07/29/2037	15:06	15:00	1.5	4,500.00	7,115.24
Kitchen			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Laundry			07/29/2022	07/29/2037	15:06	15:00	0.5	1,500.00	2,371.75
Living Room			07/29/2022	07/29/2037	15:06	15:00	1.5	4,500.00	7,115.24
Office			07/29/2022	07/29/2037	15:06	15:00	1	3,000.00	4,743.49
Fitness			07/29/2022	07/29/2037	15:06	15:00	0.5	1,500.00	2,371.75
								41,700.00	65,934.56

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Safety Fire Detection - Replace

Item Number	46	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Structure	Basis Cost	\$ 30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2010	07/01/2025	3:06	15:00	30	900.00	998.10
								900.00	998.10

Comments

Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Signage - Replace

Item Number	30	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	30 Years
Category	Signs	Basis Cost	\$ 1,450.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Info	Good	07/01/2004	07/01/2034	12:06	30:00	1	1,450.00	2,098.13
Common Area	Maps	Good	07/01/2004	07/01/2034	12:06	30:00	1	1,450.00	2,098.13
								2,900.00	4,196.26

Comments



Directional and Informational Signs

Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa - Replaster

Item Number	107	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Pool	Basis Cost	\$ 23.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2020	01/01/2040	18:00	20:00	1	23.00	39.16
								23.00	39.16

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Aerator - Replace

Item Number	147	Measurement Basis	Unit
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 1,080.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2016	07/01/2026	4:06	10:00	1	1,080.00	1,233.65
								1,080.00	1,233.65

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Filter - Replace

Item Number	145	Measurement Basis	Unit
Type	Common Area	Estimated Useful Life	5 Years
Category	Pool	Basis Cost	\$ 2,250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2020	07/01/2025	3:06	5:00	1	2,250.00	2,495.24
								2,250.00	2,495.24

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Filter Medium - Replace

Item Number	146	Measurement Basis	Unit
Type	Common Area	Estimated Useful Life	5 Years
Category	Pool	Basis Cost	\$ 675.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2020	07/01/2025	3:06	5:00	1	675.00	748.57
								675.00	748.57

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Heater- Replace

Item Number	105	Measurement Basis	Unit
Type	Common Area	Estimated Useful Life	8 Years
Category	Pool	Basis Cost	\$ 4,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2014	01/01/2022	0:00	8:00	1	4,100.00	4,100.00
								4,100.00	4,100.00

Comments



Management estimate

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Pump - Replace

Item Number	144	Measurement Basis	Unit
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool	Basis Cost	\$ 2,574.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2016	07/01/2026	4:06	10:00	1	2,574.00	2,940.19
								2,574.00	2,940.19

Comments

Draft Rev3

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Tables/Chairs - Replace

Item Number	111	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CH - Dining		Good	01/01/2009	01/01/2024	2:00	15:00	1	3,500.00	3,713.15
								3,500.00	3,713.15

Comments



Management estimate

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Tree Trim

Item Number	129	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscape	Basis Cost	\$ 5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2020	01/01/2025	3:00	5:00	1	5,000.00	5,463.64
								5,000.00	5,463.64

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Underground Sewer

Item Number	126	Measurement Basis	
Type	Common Area	Estimated Useful Life	0 Year
Category	Plumbing	Basis Cost	\$ 225,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2052	30:00	30:00	0	0.00	0.00

Comments

Stone Curves COA

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Vehicle Gates - Replace

Item Number	118	Measurement Basis	Lot
Type	Common Area	Estimated Useful Life	30 Years
Category	Fences, Walls, & Gates	Basis Cost	\$ 1,450.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	07/01/2004	07/01/2034	12:06	30:00	3	4,350.00	6,294.40
								4,350.00	6,294.40

Comments

Management estimate

Draft Rev3