

THE ENCLAVE AT RAPALLO ASSOCIATION, INC.
 POOLED FUNDING SCHEDULE

	Expect Life	Current Age	Remain Life	Replacement Costs	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033
1 ROOFING																	
1.1 Roof Replacement	30	13	17	1,077,000	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Roof Cleaning	4	2	2	12,100	-	12,360	-	-	-	13,458	-	-	-	-	-	-	-
1.3 Gutter System Replacement	20	13	7	17,490	-	-	-	-	-	-	19,871	-	-	-	-	-	-
2 STRUCTURAL AND COSMETIC																	
2.1 Exterior Maintenance	15	13	2	14,000	-	14,301	-	-	-	-	-	-	-	-	-	-	-
2.2 Flagstone/Fabric Tuckpointing	20	13	7	15,800	-	-	-	-	-	-	17,724	-	-	-	-	-	-
2.3 Building Lighting & Electrical	20	13	7	40,500	-	-	-	-	-	-	46,013	-	-	-	-	-	-
2.4 Landscape Generational Replacement	15	13	2	10,000	-	10,215,000	-	-	-	-	-	-	-	-	-	-	-
2.6 Fire Control System	15	13	2	10,000	-	19,409	-	-	-	-	-	-	-	-	-	-	-
2.7 Fire Alarm System	10	13	3	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
2.8 Fire Sprinkler System	30	13	17	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-
2.9 Stucco & Concrete Repair	30	13	17	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
3 PAINTING & CAULKING																	
3.1 Exterior Building Painting	7	5	2	162,000	-	165,483	-	-	-	-	192,053	-	-	-	-	-	-
4 PAVERS MAINTENANCE & REPAIR																	
4.1 Pavers Cleaning and Sealing	5	3	2	6,300	-	6,640	-	-	-	-	7,385	-	-	-	-	-	8,214
4.2 Pavers Replacement (600/60 SQ FT)	60	13	47	145,440	-	-	-	-	-	-	-	-	-	-	-	-	-

Revised 1.2.21

Expenditures by year	
Beginning balance	573,534
Estimated interest earnings on CDs	640,289
Current year funding requirement	61,000
Expected ending balance	640,289

CD Interest rate	
Annual inflation rate	2.15%
Annual contribution increase	2.15%

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Expenditures by year	-	229,407	-	-	-	13,458	90,993	-	192,053	14,653	-	8,214	-
Beginning balance	573,534	640,289	480,576	558,644	640,423	726,054	802,223	812,923	915,923	832,823	925,354	1,037,827	1,148,208
Estimated interest earnings on CDs	5,735	6,403	14,417	16,759	19,213	21,782	32,069	32,505	36,637	33,313	37,014	41,513	45,928
Current year funding requirement	61,000	62,312	63,951	65,020	66,418	67,846	69,304	70,784	72,316	73,871	75,459	77,092	78,739
Expected ending balance	640,289	640,289	558,644	640,423	726,054	802,223	812,623	915,923	832,823	925,354	1,037,827	1,148,208	1,272,876
CD interest rate	1.00%	1.00%	3.00%	3.00%	3.00%	3.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%

Annual inflation rate	
Annual inflation rate	2.15%
Annual contribution increase	2.15%

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 POOLED FUNDING SCHEDULE

	Expect Life	Current Age	Remain Life	Replacement Costs	14 2034	15 2035	16 2036	17 2037	18 2038
1 ROOFING									
1.1 Roof Replacement	30	13	17	1,077,000	-	-	-	1,513,665	-
1.2 Roof Cleaning	4	2	2	12,100	15,955	-	-	-	17,372
1.3 Gutter System Replacement	20	13	7	17,490	-	-	-	-	-
2 STRUCTURAL AND COSMETIC									
2.1 Foam & Wood Fascia Replacement	15	13	2	14,000	-	-	-	19,676	-
2.2 Flagstone Fascia Tuckpointing	20	13	7	15,600	-	-	-	-	-
2.3 Building Lighting & Electrical	20	13	7	40,500	-	-	-	-	-
2.4 Landscape Generational Replacement	15	13	2	10,000	-	-	-	14,054.45	-
2.6 Fire Control System	15	13	2	19,000	-	-	-	26,703	-
2.7 Fire Suppression System	30	13	17	40,000	-	-	-	56,218	-
2.8 Plumbing & Sewer Systems	30	13	17	15,000	-	-	-	21,082	-
2.9 Stucco & Concrete Repair	30	13	17	10,000	-	-	-	14,054	-
3 PAINTING & CAULKING									
3.1 Exterior Building Painting	7	5	2	162,000	-	-	222,890	-	-
4 PAVERS MAINTENANCE & REPAIR									
4.1 Pavers Cleaning and Sealing	5	3	2	6,500	-	-	-	9,135	-
4.2 Pavers Replacement (36000 SQ FT)	60	13	47	145,440	-	-	-	-	-
Revised 1.2.21									
				Expenditures by year	15,955	-	222,890	1,674,588	17,372
				Beginning balance	1,272,876	1,388,268	1,525,960	1,448,036	(82,899)
				Estimated interest earnings on CDs	50,915	55,531	61,038	57,921	(3,316)
ENTER DATA IN RED HIGHLIGHT CELLS ONLY				Current year funding requirement	80,432	82,161	83,928	85,732	87,575
				Expected ending balance	1,388,268	1,525,960	1,448,036	(82,899)	(16,011)
				CD interest rate	4.00%	4.00%	4.00%	4.00%	4.00%
				Annual inflation rate	2.15%				
				Annual contribution increase	2.15%				