

**RAPALLO ONE ASSOCIATION, INC.
POOLED FUNDING SCHEDULE**

	Expect Life	Current Age	Remain Life	Replacement Costs	0 2021	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030
1 ROOFING														
1.1 Roof Replacement	30	15	15	3,344,000	-	-	-	-	-	-	-	-	-	-
1.2 Roof Cleaning	4	4	0	22,721	22,721	-	-	-	24,115	-	-	-	25,595	-
1.3 Gutter System Replacement	20	15	5	17,490	-	-	-	-	-	18,842	-	-	-	-
2 STRUCTURAL AND COSMETIC														
2.3 Tile (Terrace Buildings)	25	7	18	150,000	-	-	-	-	-	-	-	-	-	-
2.6 Fire Suppression Systems (Terrace Building)	30	15	15	12,000	-	-	-	-	-	-	-	-	-	-
2.7 Hand Rails	20	15	5	12,900	-	-	-	-	-	14,955	-	-	-	-
3 PAINTING & CAULKING														
3.1 Exterior Building Painting	7	7	0	227,521	227,521	-	-	-	-	-	-	279,822	-	-
4 PAVERS MAINTENANCE & REPAIR														
4.1 Pavers Replacement (86100 SQ FT)	50	15	35	347,844	-	-	-	-	-	-	-	-	-	-
5 ELEVATORS														
1 STRUCTURAL AND COSMETIC														
1.1 Foam Fascia Replacement	15	15	0	6,000	6,000	-	-	-	-	-	-	-	-	-
1.2 Flagstone Fascia Tuckpointing	14	15	0	19,500	19,500	-	-	-	-	-	-	-	-	-
1.4 Entry Doors (Terrace Building)	20	15	5	9,425	-	-	-	-	-	10,926	-	-	-	-
1.5 Flower Pots	10	15	0	1,650	1,650	-	-	-	-	-	-	-	-	-
1.6 Entry Gate (Wrought Iron) 14 Total	16	15	0	3,850	3,850	-	-	-	-	-	-	-	-	-
1.7 Flagstone Fascia Tuckpointing	20	15	5	6,250	-	-	-	-	-	7,245	-	-	-	-
2 FIRE CONTROL SYSTEM (TERRACE BUILDING)														
2.1 Fire Control System (Terrace Building)	15	15	0	6,000	6,000	-	-	-	-	-	-	-	-	-
2.2 Fire Control System (Terrace Building)	15	15	0	6,000	6,000	-	-	-	-	-	-	-	-	-
3 HVAC														
3.1 Building 10 Lobby HVAC	10	2	8	3,000	-	-	-	-	-	-	-	-	3,800	-
3.2 Building 10 Elevator HVAC	10	2	8	3,000	-	-	-	-	-	-	-	-	3,800	-
3.3 Building 12 Lobby HVAC	10	1	9	3,000	-	-	-	-	-	-	-	-	-	3,914
3.4 Building 12 Elevator HVAC	10	1	9	3,000	-	-	-	-	-	-	-	-	-	3,914
4 PAVERS MAINTENANCE & REPAIR														
4.1 Pavers Cleaning and Sealing	5	3	2	16,000	-	-	16,974	-	-	-	-	19,678	-	-
5 TRASH CHUTE (TERRACE BUILDING)														
5.1 Doors and Hardware	20	15	5	2,200	-	-	-	-	-	2,550	-	-	-	-
5.2 Tubing chute	20	15	5	8,000	-	-	-	-	-	9,274	-	-	-	-
Revised 1.2.21														
				Expenditures by year	293,242	-	16,974	-	24,115	263,188	-	299,500	33,196	7,829
				Beginning balance at 12/31	1,389,757	1,279,310	1,464,896	1,637,220	1,829,964	2,002,448	1,939,309	2,138,095	2,041,357	2,208,988
				Estimated interest earnings on CDs	27,795	25,586	29,298	32,744	36,599	40,049	38,786	42,762	40,827	44,180
ENTER DATA IN RED HIGHLIGHT CELLS ONLY				Current year funding requirement	155,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
				Expected ending balance	1,279,310	1,464,896	1,637,220	1,829,964	2,002,448	1,939,309	2,138,095	2,041,357	2,208,988	2,405,340

**RAPALLO ONE ASSOCIATION, INC.
POOLED FUNDING SCHEDULE**

	Expect Life	Current Age	Remain Life	Replacement Costs	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036
1 ROOFING										
1.1 Roof Replacement	30	15	15	3,344,000	-	-	-	-	-	4,180,776
1.2 Roof Cleaning	4	4	0	22,721	-	-	27,166	-	-	-
1.3 Gutter System Replacement	20	15	5	17,490	-	-	-	-	-	-
2 STRUCTURAL AND COSMETIC										
2.3 Tile (Terrace Buildings)	25	7	18	150,000	-	-	-	-	-	-
2.6 Fire Suppression Systems (Terrace Building)	30	15	15	12,000	-	-	-	-	-	18,696
2.7 Hand Rails	20	15	5	12,900	-	-	-	-	-	-
3 PAINTING & CAULKING										
3.1 Exterior Building Painting	7	7	0	227,521	-	-	-	-	344,146	-
4 PAVERS MAINTENANCE & REPAIR										
4.1 Pavers Replacement (86100 SQ FT)	50	15	35	347,844	-	-	-	-	-	-
5 ELEVATORS	20	15	5	172,000	-	-	-	-	-	-
1 STRUCTURAL AND COSMETIC										
1.1 Foam Fascia Replacement	15	15	0	6,000	-	-	-	-	-	9,348
1.2 Flagstone Fascia Tuckpointing	14	15	0	19,500	-	-	-	-	29,495	-
1.4 Entry Doors (Terrace Building)	20	15	5	9,425	-	-	-	-	-	-
1.5 Flower Pots	10	15	0	1,650	2,217	-	-	-	-	-
1.6 Entry Gate (Wrought Iron) 14 Total	16	15	0	3,850	-	-	-	-	-	-
1.7 Flagstone Fascia Tuckpointing	20	15	5	6,250	-	-	-	-	-	-
2 FIRE CONTROL SYSTEM (TERRACE BUILDING)										
2.1 Fire Control System (Terrace Building)	15	15	0	6,000	-	-	-	-	-	9,348
2.2 Fire Control System (Terrace Building)	15	15	0	6,000	-	-	-	-	-	9,348
3 HVAC										
3.1 Building 10 Lobby HVAC	10	2	8	3,000	-	-	-	-	-	-
3.2 Building 10 Elevator HVAC	10	2	8	3,000	-	-	-	-	-	-
3.3 Building 12 Lobby HVAC	10	1	9	3,000	-	-	-	-	-	-
3.4 Building 12 Elevator HVAC	10	1	9	3,000	-	-	-	-	-	-
4 PAVERS MAINTENANCE & REPAIR										
4.1 Pavers Cleaning and Sealing	5	3	2	16,000	-	-	22,812	-	-	-
5 TRASH CHUTE (TERRACE BUILDING)										
5.1 Doors and Hardware	20	15	5	2,200	-	-	-	-	-	-
5.2 Tubing chute	20	15	5	8,000	-	-	-	-	-	-
Revised 1.2.21										
				Expenditures by year	2,217	-	49,978	-	373,641	4,227,515
				Beginning balance at 12/31	2,405,340	2,611,229	2,827,109	2,997,631	3,221,780	3,077,085
				Estimated interest earnings on CDs	48,107	55,880	60,500	64,149	68,946	65,850
ENTER DATA IN RED HIGHLIGHT CELLS ONLY				Current year funding requirement	160,000	160,000	160,000	160,000	160,000	160,000
				Expected ending balance	2,611,229	2,827,109	2,997,631	3,221,780	3,077,085	(924,580)

**RAPALLO ONE ASSOCIATION, INC.
SL FUNDING SCHEDULE**

	Expect Life	Current Age	Remain Life	Replacement Costs	Component Balance 12/31/16	2017 Required Funding
1 ROOFING						
1.1 Roof Replacement	30	12	18	2,197,000	0	122,056
1.2 Roof Cleaning	4	3	1	22,721	0	22,721
1.3 Gutter System Replacement	20	12	8	17,490	0	2,186
2 STRUCTURAL AND COSMETIC						
2.3 Tile (Terrace Buildings)	25	4	20	150,000	0	7,500
2.6 Fire Suppression Systems (Terrace Building)	30	12	18	12,000	0	667
2.7 Hand Rails	20	12	8	12,900	0	1,613
3 PAINTING & CAULKING						
3.1 Exterior Building Painting	8	3	5	227,521	0	45,504
4 PAVERS MAINTENANCE & REPAIR						
4.1 Pavers Replacement (86100 SQ FT)	50	12	38	347,844	0	9,154
5 ELEVATORS						
1 STRUCTURAL AND COSMETIC						
1.1 Foam Fascia Replacement	15	12	3	6,000	0	2,000
1.2 Flagstone Fascia Tuckpointing	14	12	2	19,500	0	9,750
1.4 Entry Doors (Terrace Building)	20	12	8	9,425	0	1,178
1.5 Flower Pots	10	12	1	1,650	0	1,650
1.6 Flagstone Fascia Tuckpointing	20	12	8	6,250	0	781
2 FIRE CONTROL SYSTEM (TERRACE BUILDING)						
2.1 Fire Control System (Terrace Building)	15	12	3	6,000	0	2,000
2.2 Fire Control System (Terrace Building)	15	12	3	6,000	0	2,000
3 HVAC						
3.1 Building 10 Lobby HVAC	10	12	1	3,000	0	3,000
3.2 Building 10 Elevator HVAC	10	1	9	3,000	0	333
3.3 Building 12 Lobby HVAC	10	12	1	3,000	0	3,000
3.4 Building 12 Elevator HVAC	10	12	1	3,000	0	3,000
4 PAVERS MAINTENANCE & REPAIR						
4.1 Pavers Cleaning and Sealing	10	12	1	16,000	0	16,000
5 TRASH CHUTE (TERRACE BUILDING)						
5.1 Doors and Hardware	20	12	8	2,200	0	275
5.2 Tubing chute	20	12	8	8,000	0	1,000
						<u>245,829</u>

ENTER DATA IN RED HIGHLIGHT CELLS ONLY