

**RAPALLO THREE 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
<b>1 ROOFING</b>											
1.1 Roof replacement	25	13	12	2,869,100	-	-	-	-	-	-	-
1.2 Roof cleaning	4	3	0	17,243	17,243	-	-	-	18,767	-	-
1.3 Gutter System Replacement	20	13	7	15,500	-	-	-	-	-	-	-
<b>2 STRUCTURAL AND COSMETIC</b>											
2.1 Foam Fascia Replacement	15	13	2	1,000	-	-	1,043	-	-	-	-
2.2 Trellises (Coach Homes)	20	13	7	2,000	-	-	-	-	-	-	-
2.3 Tile (Terrace Buildings)	20	7	13	150,000	-	-	-	-	-	-	-
2.4 Hand Rails	20	13	7	8,900	-	-	-	-	-	-	-
2.5 Entry Doors (Terrace Building)	20	13	7	9,425	-	-	-	-	-	-	-
2.6 Flower Pots	10	13	0	1,650	1,650	-	-	-	-	-	-
2.7 Flagstone Facia Tuckpointing	13	13	0	38,200	38,200	-	-	-	-	-	-
2.8 Entry Gate (Wrought Iron) 14 Total	14	13	1	3,750	-	3,830	-	-	-	-	-
2.9 Building Lighting & Electrical	20	13	7	12,250	-	-	-	-	-	-	-
2.10 Fire Control System (Terrace Building)	15	13	2	6,000	-	-	6,260	-	-	-	-
2.11 Fire Suppression Systems (Terrace Building)	30	13	17	12,000	-	-	-	-	-	-	-
<b>3 PAINTING &amp; CAULKING</b>											
3.1 Exterior Building Painting	7	7	0	180,000	180,000	-	-	-	-	-	-
<b>4 HVAC</b>											
4.1 Building 39 Lobby HVAC	10	1	9	3,000	-	-	-	-	-	-	-
4.2 Building 39 Elevator HVAC	10	1	9	3,000	-	-	-	-	-	-	-
4.3 Building 40 Lobby HVAC	10	1	9	3,000	-	-	-	-	-	-	-
4.4 Building 40 Elevator HVAC	10	1	9	3,000	-	-	-	-	-	-	-
<b>5 PAVER MAINTENANCE &amp; REPAIR</b>											
5.1 Pavers Cleaning and Sealing	5	3	2	18,200	-	-	18,987	-	-	-	-
5.2 Paver Replacement (56661 SQ FT)	30	13	17	251,415	-	-	-	-	-	-	-
<b>6 TRASH CHUTE (TERRACE BUILDING)</b>											
6.1 Doors and Hardware	20	13	7	6,000	-	-	-	-	-	-	-
6.2 Tubing Chute	20	13	7	6,000	-	-	-	-	-	-	-
<b>7 ELEVATORS</b>											
					20	13	7		160,000	-	-
Expenditures by year					237,093	3,830	26,290	-	18,767	-	-
Beginning balance at 12/31					1,134,677	1,034,991	1,173,876	1,300,208	1,462,966	1,618,205	1,803,832
Estimated interest earnings on CDs					19,857	18,112	20,543	22,754	25,602	28,319	31,567
<b>ENTER DATA IN RED HIGHLIGHT CELLS ONLY</b>											
Current year funding requirement					117,550	124,603	132,079	140,004	148,404	157,308	166,746
Expected ending balance					1,034,991	1,173,876	1,300,208	1,462,966	1,618,205	1,803,832	2,002,145

2.14%	Annual inflation rate
1.75%	CD interest rate - future
1.00%	CD interest rate - current
6.00%	Annual funding increase for years 2-14

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

	Expect Life	Current Age	Remain Life	Replacement Costs	7 2028	8 2029	9 2030	10 2031	11 2032	12 2033
<b>1 ROOFING</b>										
1.1 Roof replacement	25	13	12	2,869,100	-	-	-	-	-	3,699,099
1.2 Roof cleaning	4	3	0	17,243	-	20,426	-	-	-	22,231
1.3 Gutter System Replacement	20	13	7	15,500	17,976	-	-	-	-	-
<b>2 STRUCTURAL AND COSMETIC</b>										
2.1 Foam Fascia Replacement	15	13	2	1,000	-	-	-	-	-	-
2.2 Trellises (Coach Homes)	20	13	7	2,000	2,320	-	-	-	-	-
2.3 Tile (Terrace Buildings)	20	7	13	150,000	-	-	-	-	-	-
2.4 Hand Rails	20	13	7	8,900	10,322	-	-	-	-	-
2.5 Entry Doors (Terrace Building)	20	13	7	9,425	10,931	-	-	-	-	-
2.6 Flower Pots	10	13	0	1,650	-	-	2,039	-	-	-
2.7 Flagstone Facia Tuckpointing	13	13	0	38,200	-	-	-	-	-	-
2.8 Entry Gate (Wrought Iron) 14 Total	14	13	1	3,750	-	-	-	-	-	-
2.9 Building Lighting & Electrical	20	13	7	12,250	14,207	-	-	-	-	-
2.10 Fire Control System (Terrace Building)	15	13	2	6,000	-	-	-	-	-	-
2.11 Fire Suppression Systems (Terrace Building)	30	13	17	12,000	-	-	-	-	-	-
<b>3 PAINTING &amp; CAULKING</b>										
3.1 Exterior Building Painting	7	7	0	180,000	208,758	-	-	-	-	-
<b>4 HVAC</b>										
4.1 Building 39 Lobby HVAC	10	1	9	3,000	-	-	3,630	-	-	-
4.2 Building 39 Elevator HVAC	10	1	9	3,000	-	-	3,630	-	-	-
4.3 Building 40 Lobby HVAC	10	1	9	3,000	-	-	3,630	-	-	-
4.4 Building 40 Elevator HVAC	10	1	9	3,000	-	-	3,630	-	-	-
<b>5 PAVER MAINTENANCE &amp; REPAIR</b>										
5.1 Pavers Cleaning and Sealing	5	3	2	18,200	21,108	-	-	-	-	23,465
5.2 Paver Replacement (56661 SQ FT)	30	13	17	251,415	-	-	-	-	-	-
<b>6 TRASH CHUTE (TERRACE BUILDING)</b>										
6.1 Doors and Hardware	20	13	7	6,000	6,959	-	-	-	-	-
6.2 Tubing Chute	20	13	7	6,000	6,959	-	-	-	-	-
<b>7 ELEVATORS</b>	20	13	7	160,000	185,563	-	-	-	-	-
Expenditures by year					485,102	20,426	14,519	2,039	-	3,744,795
Beginning balance at 12/31					2,002,145	1,728,832	1,926,017	2,143,800	2,377,874	2,618,084
Estimated interest earnings on CDs					35,038	30,255	33,705	37,516	41,613	45,816
Current year funding requirement					176,751	187,356	198,597	198,597	198,597	198,597
Expected ending balance					1,728,832	1,926,017	2,143,800	2,377,874	2,618,084	(882,298)

**ENTER DATA IN RED HIGHLIGHT CELLS ONLY**

2.14%	Annual inflation rate
1.75%	CD interest rate - future
1.00%	CD interest rate - current
6.00%	Annual funding increase for years 2-14

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

	Expect Life	Current Age	Remain Life	Replacement Costs	13 2034	14 2035	15 2036	16 2037	17 2038	18 2039	19 2040
<b>1 ROOFING</b>											
1.1 Roof replacement	25	13	12	2,869,100	-	-	-	-	-	-	-
1.2 Roof cleaning	4	3	0	17,243	-	-	-	-	-	-	-
1.3 Gutter System Replacement	20	13	7	15,500	-	-	-	-	-	-	-
<b>2 STRUCTURAL AND COSMETIC</b>											
2.1 Foam Fascia Replacement	15	13	2	1,000	-	-	-	-	-	-	-
2.2 Trellises (Coach Homes)	20	13	7	2,000	-	-	-	-	-	-	-
2.3 Tile (Terrace Buildings)	20	7	13	150,000	197,532	-	-	-	-	-	-
2.4 Hand Rails	20	13	7	8,900	-	-	-	-	-	-	-
2.5 Entry Doors (Terrace Building)	20	13	7	9,425	-	-	-	-	-	-	-
2.6 Flower Pots	10	13	0	1,650	-	-	-	-	-	-	-
2.7 Flagstone Facia Tuckpointing	13	13	0	38,200	50,305	-	-	-	-	-	-
2.8 Entry Gate (Wrought Iron) 14 Total	14	13	1	3,750	-	-	5,152	-	-	-	-
2.9 Building Lighting & Electrical	20	13	7	12,250	-	-	-	-	-	-	-
2.10 Fire Control System (Terrace Building)	15	13	2	6,000	-	-	-	-	-	-	-
2.11 Fire Suppression Systems (Terrace Building)	30	13	17	12,000	-	-	-	-	-	-	-
<b>3 PAINTING &amp; CAULKING</b>											
3.1 Exterior Building Painting	7	7	0	180,000	-	242,111	-	-	-	-	-
<b>4 HVAC</b>											
4.1 Building 39 Lobby HVAC	10	1	9	3,000	-	-	-	-	-	-	-
4.2 Building 39 Elevator HVAC	10	1	9	3,000	-	-	-	-	-	-	-
4.3 Building 40 Lobby HVAC	10	1	9	3,000	-	-	-	-	-	-	-
4.4 Building 40 Elevator HVAC	10	1	9	3,000	-	-	-	-	-	-	-
<b>5 PAVER MAINTENANCE &amp; REPAIR</b>											
5.1 Pavers Cleaning and Sealing	5	3	2	18,200	-	-	-	-	-	-	-
5.2 Paver Replacement (56661 SQ FT)	30	13	17	251,415	-	-	-	-	-	-	-
<b>6 TRASH CHUTE (TERRACE BUILDING)</b>											
6.1 Doors and Hardware	20	13	7	6,000	-	-	-	-	-	-	-
6.2 Tubing Chute	20	13	7	6,000	-	-	-	-	-	-	-
<b>7 ELEVATORS</b>											
	20	13	7	160,000	-	-	-	-	-	-	-
Expenditures by year					247,837	242,111	5,152	-	-	-	-
Beginning balance at 12/31					(882,298)	(946,978)	(1,007,064)	(831,243)	(647,193)	(459,922)	(269,374)
Estimated interest earnings on CDs					(15,440)	(16,572)	(17,624)	(14,547)	(11,326)	(8,049)	(4,714)
<b>ENTER DATA IN RED HIGHLIGHT CELLS ONLY</b>											
Current year funding requirement					198,597	198,597	198,597	198,597	198,597	198,597	198,597
Expected ending balance					(946,978)	(1,007,064)	(831,243)	(647,193)	(459,922)	(269,374)	(75,491)

2.14%	Annual inflation rate
1.75%	CD interest rate - future
1.00%	CD interest rate - current
6.00%	Annual funding increase for years 2-14