

The Riverview Condominiums
Supplemental Schedule of Remaining Life and Replacement Costs

2023 Budgeted

Reserve Component	Estimated Useful Life	Estimated Remaining Life In Years	Estimated Replacement Cost with 7% inflation	December 31, 2022 Reserve Fund Balance	2023 Funding	2023 ending Balance	2023 Funding Requirement for fully Funded	Required to be FULLY funded	Reserve Allocation Percent
Elevator Modernization	50	7	247,973	199,563	13,694	213,257	213,257	-	33.0%
Roof Replacement	40	31	292,057	54,590	11,123	65,713	65,713	-	26.8%
Exterior Carpet Replacement	9	7	42,982	4,463	5,089	9,552	9,552	-	12.3%
Building Exterior Painting	10	0	88,168	82,400	5,768	88,168	88,168	-	13.9%
Awning Cover Replacement	20	15	23,695	4,429	1,495	5,924	5,924	-	3.6%
Parking Lot Resurfacing	15	0	66,126	61,800	4,326	66,126	66,126	-	10.4%
			-	-		-	-	-	
			761,001	407,245	41,494	448,739	448,739	-	