

**The Riverview Condominiums**  
**Supplemental Schedule of Remaining Life and Replacement Costs**

2024 Budget

	Estimated Useful Life	Estimated Remaining Life In Years	Estimated Replacement Cost with 4% inflation	December 31, 2023 Reserve Fund Balance	2024 Funding	2024 ending Balance	2024 Funding Requirement for fully Funded	Reserve Allocation Percent
<b>Reserve Component Building</b>								
Elevator Modernization	50	7	257,892	213,257	11,109	224,366	224,366	15.6%
Exterior Carpet Replacement	9	6	44,701	9,552	5,349	14,900	14,900	7.5%
Building Exterior Painting	9	8	110,000	-	12,222	12,222	12,222	17.1%
Awning Cover Replacement	20	14	24,643	5,924	1,469	7,393	7,393	2.1%
Parking Lot Resurfacing	15	-	68,771	66,126	2,645	68,771	68,771	3.7%
Roof Replacement Tear-off	40	30	325,000	65,713	15,537	81,250	81,250	21.8%
Shingle roof replacement Building	20	20	90,000	-	2,250	2,250	2,250	3.2%
Roof & shingle replacement Garage	20	4	52,200	21,000	20,760	41,760	41,760	29.1%
			973,207	381,571	71,341	452,912	452,912	