

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

Approved 2025 Budget

	Estimated Useful Life	Estimated Remaining Life In Years	Estimated Replacement Cost with 3% inflation	December 31, 2024 Reserve Fund Balance	2025 Funding	2025 ending Balance
<b>Reserve Component Building</b>						
Elevator Modernization	50	6	265,629	224,366	9,387	233,753
Exterior Carpet Replacement	9	5	46,042	14,900	5,563	20,463
Building Exterior Painting	10	9	113,300		11,330	11,330
Awning Cover Replacement	20	13	25,382	7,393	1,491	8,884
Parking Lot Resurfacing	15	14	70,834	-	4,722	4,722
Roof Replacement Tear-off	40	29	325,000	81,250	8,125	89,375
Shingle roof replacement Building	20	19	92,700	2,250	2,385	4,635
Roof & shingle replacement Garage	20	3	53,766	41,760	3,941	45,701
			992,653	371,919	46,945	418,864
				2024 Funding	46,945	
				Earned Interest	(10,658)	
					36,287	