

Full Reserve Study Rivers Edge II CDD St. Johns, Florida



**Prepared for FY 2026
Report Date: July 9, 2025**





July 9, 2025

Board of Directors
C/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Rivers Edge II CDD

Dear Directors:

Community Advisors is pleased to provide this Revised Reserve Study report for the above referenced District. We have completed the adjustments you requested and have updated your funding plan. We recommend updating your study every 2-3 years to keep your information current with changing replacement cost, interest and inflation rates.

It has been a pleasure serving you and please let me know if you have any questions or concerns.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst
10459 Hunters Creek Court
Jacksonville, Fl. 32256



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Rivers Edge II CDD
St. Johns, Florida
Funding Model Summary

		<i>Report Parameters</i>	
Report Date	July 9, 2025	Inflation	3.00%
Account Number	2172	Annual Assessment Increase	3.00%
Version	2	Interest Rate on Reserve Deposit	3.00%
Budget Year Beginning	January 1, 2026		
Budget Year Ending	December 31, 2026		
		2026 Beginning Balance	

GENERAL INFORMATION

- Date of Completion: January 1, 2018
- Date of site visit: May 15, 2025
- Components Included: 65
- Current replacement cost: \$2,248,660
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- Current funding results in a low year-end balance in FY 2033/2034 of \$111,77.
- Required contributions provide adequate funding with a larger year one contribution and moderate contributions in subsequent years.
- Components with a replacement cost of less than \$2,000.00 are considered an operating expense and not included in the funding plan.
- South Pier and Arrowwood Pier not included in the funding plan due to uncertain ownership. They can be included upon District review and approval.

Cash Flow Funding Plan Summary of Calculations

Required Annual Contribution	\$179,001.76
Average Net Annual Interest Earned	<u>\$5,370.05</u>
Total Annual Allocation to Reserves	\$184,371.81

**Rivers Edge II CDD
Required Funding Model Projection**

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2026	2,248,660	179,002	5,370		184,372
2027	2,316,120	132,816	9,330	6,180	320,338
2028	2,385,603	136,801	7,574	204,677	260,035
2029	2,457,171	140,905	11,373	21,855	390,458
2030	2,530,887	145,132	12,374	123,131	424,833
2031	2,606,813	149,486	16,534	23,185	567,667
2032	2,685,018	153,970	21,649		743,287
2033	2,765,568	158,589	6,268	692,953	215,191
2034	2,848,535	163,347	11,356		389,895
2035	2,933,991	168,248	15,100	54,800	518,442
2036	3,022,011	173,295	20,752		712,489
2037	3,112,671	178,494	26,480	8,305	909,158
2038	3,206,051	183,849	18,809	466,041	645,774
2039	3,125,504	189,364	24,173	29,371	829,940
2040	3,219,269	195,045	28,299	81,680	971,605
2041	3,315,847	200,896	31,520	121,833	1,082,188
2042	3,415,322	206,923	36,006	88,901	1,236,217
2043	3,517,782	213,131	28,532	498,291	979,589
2044	3,623,315	219,525	34,441	51,073	1,182,482
2045	3,732,015	226,111	40,048	73,647	1,374,994
2046	3,843,975	232,894	48,237		1,656,125
2047	3,959,295	239,881	56,545	11,162	1,941,389
2048	4,078,073	247,077	28,992	1,222,068	995,390
2049	4,200,416	254,490	32,866	154,334	1,128,412
2050	4,326,428	262,124	38,423	109,771	1,319,188
2051	4,456,221	269,988	46,419	41,876	1,593,719
2052	4,589,908	278,088	56,154		1,927,961
2053	4,727,605	286,430	26,137	1,343,169	897,359
2054	4,869,433	295,023	31,969	126,751	1,097,600
2055	5,015,516	303,874	39,075	98,976	1,341,573

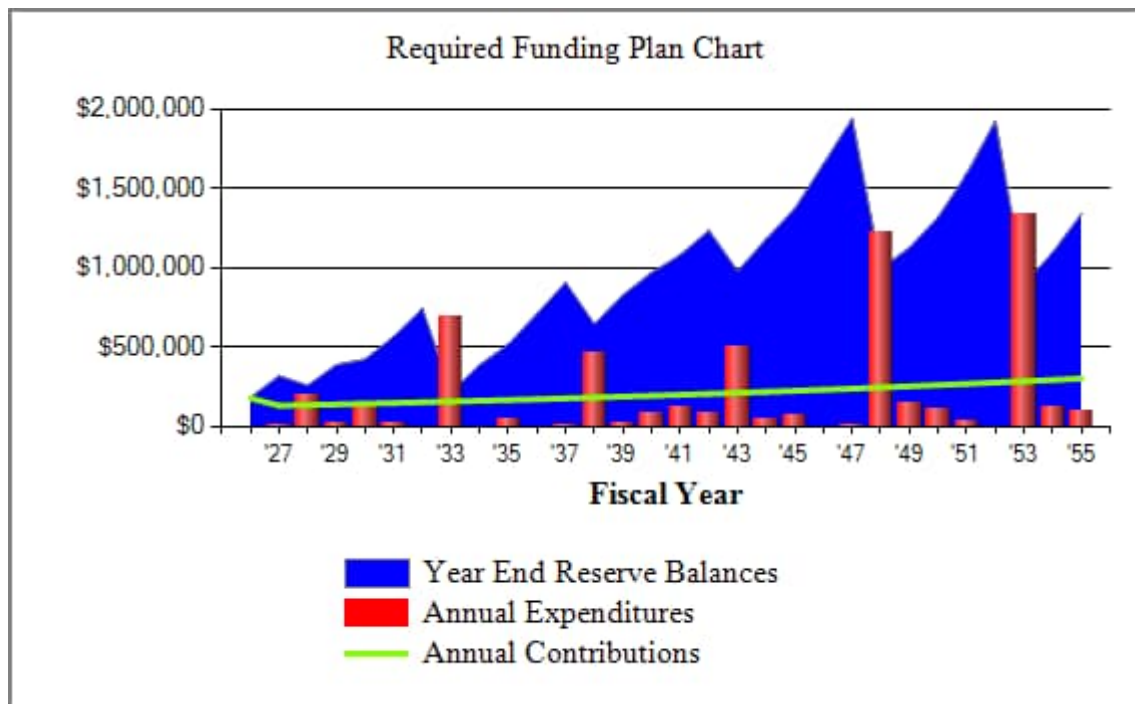
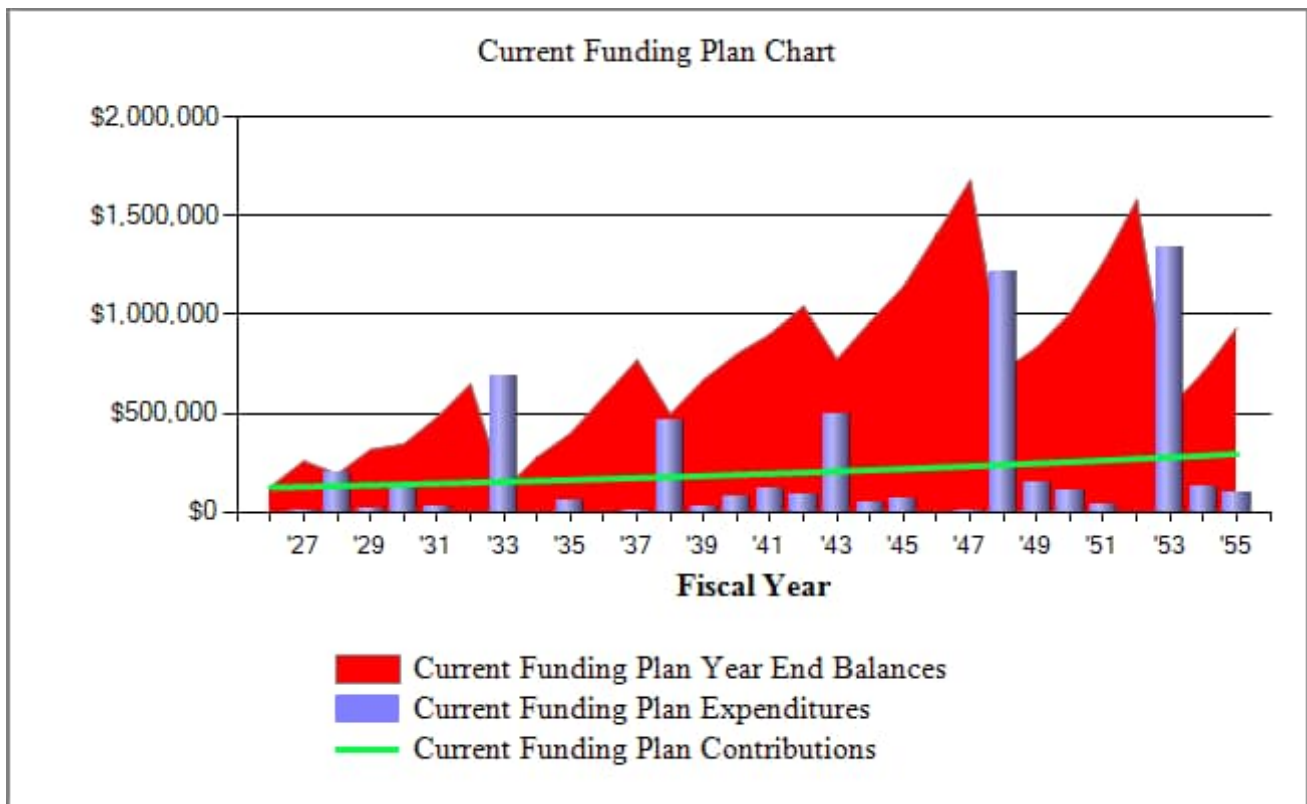


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

Rivers Edge II CDD
Current Funding Model Projection

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2026	2,248,660	125,000	3,750		128,750
2027	2,316,120	128,750	7,540	6,180	258,860
2028	2,385,603	132,612	5,604	204,677	192,399
2029	2,457,171	136,591	9,214	21,855	316,349
2030	2,530,887	140,689	10,017	123,131	343,924
2031	2,606,813	144,909	13,969	23,185	479,617
2032	2,685,018	149,257	18,866		647,740
2033	2,765,568	153,734	3,256	692,953	111,777
2034	2,848,535	158,346	8,104		278,227
2035	2,933,991	163,097	11,596	54,800	398,119
2036	3,022,011	167,990	16,983		583,092
2037	3,112,671	173,029	22,434	8,305	770,250
2038	3,206,051	178,220	14,473	466,041	496,902
2039	3,125,504	183,567	19,533	29,371	670,631
2040	3,219,269	189,074	23,341	81,680	801,365
2041	3,315,847	194,746	26,228	121,833	900,507
2042	3,415,322	200,588	30,366	88,901	1,042,560
2043	3,517,782	206,606	22,526	498,291	773,402
2044	3,623,315	212,804	28,054	51,073	963,187
2045	3,732,015	219,188	33,262	73,647	1,141,990
2046	3,843,975	225,764	41,033		1,408,786
2047	3,959,295	232,537	48,905	11,162	1,679,066
2048	4,078,073	239,513	20,895	1,222,068	717,407
2049	4,200,416	246,698	24,293	154,334	834,064
2050	4,326,428	254,099	29,352	109,771	1,007,744
2051	4,456,221	261,722	36,828	41,876	1,264,418
2052	4,589,908	269,574	46,020		1,580,012
2053	4,727,605	277,661	15,435	1,343,169	529,939
2054	4,869,433	285,991	20,675	126,751	709,854
2055	5,015,516	294,571	27,163	98,976	932,613



This chart illustrates how the CDD's current funding plan will perform over time.

Rivers Edge II CDD
Income & Expense Spreadsheet

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance		184,372	320,338	260,035	390,458	424,833	567,667	743,287	215,191	389,895
Annual Assessment	179,002	132,816	136,801	140,905	145,132	149,486	153,970	158,589	163,347	168,248
Interest Earned	5,370	9,330	7,574	11,373	12,374	16,534	21,649	6,268	11,356	15,100
Expenditures		6,180	204,677	21,855	123,131	23,185		692,953		54,800
Ending Balance	184,372	320,338	260,035	390,458	424,833	567,667	743,287	215,191	389,895	518,442

Description

Site Components

Repair/Paint Entry Features - Keystone Corners								31,977		
Repair/Paint Entry Features - River Club										15,657
Site Components Total:								31,977		15,657

Asphalt Resurfacing

Asphalt Mill/Overlay - Mistflowe Drive										
Asphalt Mill/Overlay - Parking Lot/Path								227,741		
Asphalt Mill/Overlay - Terra Oaks Path										
Asphalt Resurfacing Total:								227,741		

Fencing/Gates/Access Control

Access Control Panel								7,133		
Access Control System								22,138		
Aluminum Fence - Pool										
Dumpster Enclosure Gates										
Gate Operators - River Club								25,581		
Privacy Fence - Pool Equipment										
Vehicle Gates - River Club										
Vehicle Gates - Service Yard										
Wood Fence - Mist Flower Place										
Fencing/Gates/Access Control Total:								54,852		

Piers & Docks

Kayak Launch										
Pier Replacement - Riverwalk North										
Walkway Replace - Amphitheater										
Wood Deck/Rails - Amphitheater										

Rivers Edge II CDD
Income & Expense Spreadsheet

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<i>Piers & Docks continued...</i>										
Wood Deck/Rails - Riverwalk North										
Piers & Docks Total:										
Stormwater System										
Pond Fountains/Controls - Pond 1										18,267
Pond Fountains/Controls - Pond 2				15,298						
Pond Fountains/Controls - Pond 3					15,757					
Pond Fountains/Controls - Pond 4						16,230				
Stormwater System Evaluation Allowance								12,299		
Stormwater System Total:				15,298	15,757	16,230		12,299		18,267
Site Utilities										
Lift Station Pumps/Controls										
Site Utilities Total:										
Site Lighting										
Landscape Lighting Allowance			21,218							
Light Poles/Fixtures - Misc. Areas										
Light Poles/Fixtures - Pool										
Light Poles/Fixtures - River Club Lot										
Light Poles/Fixtures - Water Song										
Site Lighting Total:			21,218							
Building Components										
Double Doors - Kayak Bld										
Window/Door Allowance - River Club										
Building Components Total:										
Roofing										
Standing Seam Metal Roof - Kayak Bld										
Standing Seam Metal Roof - River Club										
Standing Seam Roof - Amphitheater										
Standing Seam Roof - High Point Park										
Roofing Total:										

Rivers Edge II CDD
Income & Expense Spreadsheet

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Ext. Repair/Paint										
Ext. Repair/Paint - Amphitheater Structure								5,411		
Ext. Repair/Paint - Kayak Bld.								6,636		
Ext. Repair/Paint - Park Pavilion								2,583		
Ext. Repair/Paint - River Club								24,971		
Ext. Repair/Paint Total:								39,602		
Furniture Fixtures Equip.										
Camera System Allowance								14,758		
Pool Furniture Allowance					33,765					
Tables/Chairs - Dining Room								30,747		
Televisions - River Club Porch					11,255					13,048
Furniture Fixtures Equip. Total:					45,020			45,505		13,048
Kitchen Equipment										
Deep Fryers								5,165		
Freezer Two Door								10,946		
Ice Machine					6,978					
Range/Griddle								9,839		
Refrigerator 2 Door								8,855		
Kitchen Equipment Total:					6,978			34,805		
Food Service Equipment										
Back Bar Refrigerators					8,554					
Beer Cooler/Taps					3,151					
Food Service Equipment Total:					11,705					
HVAC										
Mini Split Unit - Office					6,528					
Unit 1A					13,506					
Unit 1B					13,506					
Unit 2					10,130					
HVAC Total:					43,670					

Rivers Edge II CDD Income & Expense Spreadsheet

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plumbing										
Water Cooler - River Club										
Plumbing Total:										
Interior Finishes										
Refurbish Allow - Dining Room								94,454		
Refurbish Allowance - Game Room								9,839		
Refurbish Allowance - Pool Locker Rooms								48,408		
Interior Finishes Total:								152,701		
Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance										
Fire Pit - Liner		6,180		6,556		6,956		7,379		7,829
Pool Resurfacing/Tile			183,459							
Swimming Pool Total:		6,180	183,459	6,556		6,956		7,379		7,829
Playground										
Play Equip Allow - Amphitheater								36,896		
Play Equip Allow - Hight Point Park								49,195		
Playground Total:								86,091		
Operating Expense										
Carpet - Offices										
Ceiling Fans										
Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen										
Game Equipment - Game Room										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area										
Tableware										

**Rivers Edge II CDD
Income & Expense Spreadsheet**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
<i>Operating Expense continued...</i>										
Tableware										
Components Not Included										
Arrowrwood Pier	<i>Unfunded</i>									
Riverwalk South	<i>Unfunded</i>									
South Pier	<i>Unfunded</i>									
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club										
Pavers - River Club Porch/Breezeway										
Railings - River Club										
Year Total:		6,180	204,677	21,855	123,131	23,185		692,953		54,800

Rivers Edge II CDD
Income & Expense Spreadsheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	518,442	712,489	909,158	645,774	829,940	971,605	1,082,188	1,236,217	979,589	1,182,482
Annual Assessment	173,295	178,494	183,849	189,364	195,045	200,896	206,923	213,131	219,525	226,111
Interest Earned	20,752	26,480	18,809	24,173	28,299	31,520	36,006	28,532	34,441	40,048
Expenditures		8,305	466,041	29,371	81,680	121,833	88,901	498,291	51,073	73,647
Ending Balance	712,489	909,158	645,774	829,940	971,605	1,082,188	1,236,217	979,589	1,182,482	1,374,994

Description

Site Components

Repair/Paint Entry Features - Keystone Corners						40,507				
Repair/Paint Entry Features - River Club										21,042
Site Components Total:						40,507				21,042

Asphalt Resurfacing

Asphalt Mill/Overlay - Mistflowe Drive								98,169		
Asphalt Mill/Overlay - Parking Lot/Path										
Asphalt Mill/Overlay - Terra Oaks Path								48,329		
Asphalt Resurfacing Total:								146,498		

Fencing/Gates/Access Control

Access Control Panel										
Access Control System										
Aluminum Fence - Pool										
Dumpster Enclosure Gates								9,256		
Gate Operators - River Club										
Privacy Fence - Pool Equipment										
Vehicle Gates - River Club										
Vehicle Gates - Service Yard										
Wood Fence - Mist Flower Place								20,231		
Fencing/Gates/Access Control Total:								29,487		

Piers & Docks

Kayak Launch			9,695							
Pier Replacement - Riverwalk North										
Walkway Replace - Amphitheater										
Wood Deck/Rails - Amphitheater			47,506							

Rivers Edge II CDD
Income & Expense Spreadsheet

Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<i>Piers & Docks continued...</i>										
Wood Deck/Rails - Riverwalk North			124,075							
Piers & Docks Total:			181,277							
Stormwater System										
Pond Fountains/Controls - Pond 1										24,549
Pond Fountains/Controls - Pond 2				20,559						
Pond Fountains/Controls - Pond 3					21,176					
Pond Fountains/Controls - Pond 4						21,812				
Stormwater System Evaluation Allowance										
Stormwater System Total:				20,559	21,176	21,812				24,549
Site Utilities										
Lift Station Pumps/Controls									51,073	
Site Utilities Total:									51,073	
Site Lighting										
Landscape Lighting Allowance			28,515							
Light Poles/Fixtures - Misc. Areas								161,979		
Light Poles/Fixtures - Pool								37,024		
Light Poles/Fixtures - River Club Lot								50,908		
Light Poles/Fixtures - Water Song								55,536		
Site Lighting Total:			28,515					305,446		
Building Components										
Double Doors - Kayak Bld								6,942		
Window/Door Allowance - River Club										
Building Components Total:								6,942		
Roofing										
Standing Seam Metal Roof - Kayak Bld										
Standing Seam Metal Roof - River Club										
Standing Seam Roof - Amphitheater										
Standing Seam Roof - High Point Park										
Roofing Total:										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
Ext. Repair/Paint										
Ext. Repair/Paint - Amphitheater Structure						6,855				
Ext. Repair/Paint - Kayak Bld.						8,407				
Ext. Repair/Paint - Park Pavilion						3,272				
Ext. Repair/Paint - River Club						31,633				
Ext. Repair/Paint Total:						50,167				
Furniture Fixtures Equip.										
Camera System Allowance										
Pool Furniture Allowance					45,378					
Tables/Chairs - Dining Room										
Televisions - River Club Porch					15,126					17,535
Furniture Fixtures Equip. Total:					60,504					17,535
Kitchen Equipment										
Deep Fryers										
Freezer Two Door										
Ice Machine							9,949			
Range/Griddle										
Refrigerator 2 Door										
Kitchen Equipment Total:							9,949			
Food Service Equipment										
Back Bar Refrigerators							12,196			
Beer Cooler/Taps							4,493			
Food Service Equipment Total:							16,689			
HVAC										
Mini Split Unit - Office							9,307			
Unit 1A							19,256			
Unit 1B							19,256			
Unit 2							14,442			
HVAC Total:							62,263			

Rivers Edge II CDD Income & Expense Spreadsheet

Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Plumbing										
Water Cooler - River Club			9,695							
Plumbing Total:			9,695							
Interior Finishes										
Refurbish Allow - Dining Room										
Refurbish Allowance - Game Room										
Refurbish Allowance - Pool Locker Rooms										
Interior Finishes Total:										
Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance										
Fire Pit - Liner		8,305		8,811		9,348		9,917		10,521
Pool Resurfacing/Tile			246,554							
Swimming Pool Total:		8,305	246,554	8,811		9,348		9,917		10,521
Playground										
Play Equip Allow - Amphitheater										
Play Equip Allow - Hight Point Park										
Playground Total:										
Operating Expense										
Carpet - Offices										
Ceiling Fans										
Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen										
Game Equipment - Game Room										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area										
Tableware										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
<i>Operating Expense continued...</i>										
Tableware										
Components Not Included										
Arrowrwood Pier	<i>Unfunded</i>									
Riverwalk South	<i>Unfunded</i>									
South Pier	<i>Unfunded</i>									
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club										
Pavers - River Club Porch/Breezeway										
Railings - River Club										
Year Total:		8,305	466,041	29,371	81,680	121,833	88,901	498,291	51,073	73,647

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning Balance	1,374,994	1,656,125	1,941,389	995,390	1,128,412	1,319,188	1,593,719	1,927,961	897,359	1,097,600
Annual Assessment	232,894	239,881	247,077	254,490	262,124	269,988	278,088	286,430	295,023	303,874
Interest Earned	48,237	56,545	28,992	32,866	38,423	46,419	56,154	26,137	31,969	39,075
Expenditures		11,162	1,222,068	154,334	109,771	41,876		1,343,169	126,751	98,976
Ending Balance	1,656,125	1,941,389	995,390	1,128,412	1,319,188	1,593,719	1,927,961	897,359	1,097,600	1,341,573

Description

Site Components

Repair/Paint Entry Features - Keystone Corners				51,313						
Repair/Paint Entry Features - River Club										28,279
Site Components Total:				51,313						28,279

Asphalt Resurfacing

Asphalt Mill/Overlay - Mistflowe Drive										
Asphalt Mill/Overlay - Parking Lot/Path										
Asphalt Mill/Overlay - Terra Oaks Path										
Asphalt Resurfacing Total:										

Fencing/Gates/Access Control

Access Control Panel			11,113							
Access Control System			34,490							
Aluminum Fence - Pool			37,709							
Dumpster Enclosure Gates										
Gate Operators - River Club			39,855							
Privacy Fence - Pool Equipment			23,300							
Vehicle Gates - River Club			29,125							
Vehicle Gates - Service Yard			14,562							
Wood Fence - Mist Flower Place										
Fencing/Gates/Access Control Total:			190,154							

Piers & Docks

Kayak Launch										
Pier Replacement - Riverwalk North								579,916		
Walkway Replace - Amphitheater			145,930							
Wood Deck/Rails - Amphitheater										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
<i>Piers & Docks continued...</i>										
Wood Deck/Rails - Riverwalk North										
Piers & Docks Total:			145,930					579,916		
Stormwater System										
Pond Fountains/Controls - Pond 1										32,992
Pond Fountains/Controls - Pond 2				27,630						
Pond Fountains/Controls - Pond 3					28,459					
Pond Fountains/Controls - Pond 4						29,313				
Stormwater System Evaluation Allowance			19,161							
Stormwater System Total:			19,161	27,630	28,459	29,313				32,992
Site Utilities										
Lift Station Pumps/Controls										
Site Utilities Total:										
Site Lighting										
Landscape Lighting Allowance			38,322							
Light Poles/Fixtures - Misc. Areas										
Light Poles/Fixtures - Pool										
Light Poles/Fixtures - River Club Lot										
Light Poles/Fixtures - Water Song										
Site Lighting Total:			38,322							
Building Components										
Double Doors - Kayak Bld										
Window/Door Allowance - River Club										
Building Components Total:										
Roofing										
Standing Seam Metal Roof - Kayak Bld							55,177			
Standing Seam Metal Roof - River Club							447,485			
Standing Seam Roof - Amphitheater							29,388			
Standing Seam Roof - High Point Park							11,695			
Roofing Total:							543,745			

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Ext. Repair/Paint										
Ext. Repair/Paint - Amphitheater Structure				8,684						
Ext. Repair/Paint - Kayak Bld.				10,649						
Ext. Repair/Paint - Park Pavilion				4,145						
Ext. Repair/Paint - River Club				40,072						
Ext. Repair/Paint Total:				63,549						
Furniture Fixtures Equip.										
Camera System Allowance			22,993							
Pool Furniture Allowance					60,984					
Tables/Chairs - Dining Room			47,903							
Televisions - River Club Porch					20,328					23,566
Furniture Fixtures Equip. Total:			70,896		81,312					23,566
Kitchen Equipment										
Deep Fryers			8,048							
Freezer Two Door			17,053							
Ice Machine									14,185	
Range/Griddle			15,329							
Refrigerator 2 Door			13,796							
Kitchen Equipment Total:			54,226						14,185	
Food Service Equipment										
Back Bar Refrigerators									17,388	
Beer Cooler/Taps									6,406	
Food Service Equipment Total:									23,794	
HVAC										
Mini Split Unit - Office									13,270	
Unit 1A									27,455	
Unit 1B									27,455	
Unit 2									20,591	
HVAC Total:									88,772	

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Plumbing										
Water Cooler - River Club										
Plumbing Total:										
Interior Finishes										
Refurbish Allow - Dining Room			147,157							
Refurbish Allowance - Game Room			15,329							
Refurbish Allowance - Pool Locker Rooms			75,418							
Interior Finishes Total:			237,903							
Swimming Pool										
Concrete Pavers - Pool Deck							206,180			
Filtration Refurbish Allowance										
Fire Pit - Liner		11,162		11,842		12,563		13,328		14,139
Pool Resurfacing/Tile			331,348							
Swimming Pool Total:		11,162	331,348	11,842		12,563		219,508		14,139
Playground										
Play Equip Allow - Amphitheater			57,483							
Play Equip Allow - Hight Point Park			76,644							
Playground Total:			134,127							
Operating Expense										
Carpet - Offices										
Ceiling Fans										
Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen										
Game Equipment - Game Room										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area										
Tableware										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
<i>Operating Expense continued...</i>										
Tableware										
Components Not Included										
Arrowrwood Pier	<i>Unfunded</i>									
Riverwalk South	<i>Unfunded</i>									
South Pier	<i>Unfunded</i>									
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club										
Pavers - River Club Porch/Breezeway										
Railings - River Club										
Year Total:		11,162	1,222,068	154,334	109,771	41,876		1,343,169	126,751	98,976

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2026</i>	
Replacement Year 2027	
Swimming Pool	
Fire Pit - Liner	6,180
Total for 2027	\$6,180
Replacement Year 2028	
Site Lighting	
Landscape Lighting Allowance	21,218
Swimming Pool	
Pool Resurfacing/Tile	183,459
Total for 2028	\$204,677
Replacement Year 2029	
Stormwater System	
Pond Fountains/Controls - Pond 2	15,298
Swimming Pool	
Fire Pit - Liner	6,556
Total for 2029	\$21,855
Replacement Year 2030	
Stormwater System	
Pond Fountains/Controls - Pond 3	15,757
Furniture Fixtures Equip.	
Pool Furniture Allowance	33,765
Televisions - River Club Porch	11,255
Kitchen Equipment	
Ice Machine	6,978
Food Service Equipment	
Back Bar Refrigerators	8,554
Beer Cooler/Taps	3,151
HVAC	
Mini Split Unit - Office	6,528

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Unit 1A	13,506
Unit 1B	13,506
Unit 2	10,130
Total for 2030	\$123,131
 Replacement Year 2031	
Stormwater System	
Pond Fountains/Controls - Pond 4	16,230
Swimming Pool	
Fire Pit - Liner	6,956
Total for 2031	\$23,185
 <i>No Replacement in 2032</i>	
 Replacement Year 2033	
Site Components	
Repair/Paint Entry Features - Keystone Corners	31,977
Asphalt Resurfacing	
Asphalt Mill/Overlay - Parking Lot/Path	227,741
Fencing/Gates/Access Control	
Access Control Panel	7,133
Access Control System	22,138
Gate Operators - River Club	25,581
Stormwater System	
Stormwater System Evaluation Allowance	12,299
Ext. Repair/Paint	
Ext. Repair/Paint - Amphitheater Structure	5,411
Ext. Repair/Paint - Kayak Bld.	6,636
Ext. Repair/Paint - Park Pavilion	2,583
Ext. Repair/Paint - River Club	24,971
Furniture Fixtures Equip.	
Camera System Allowance	14,758
Tables/Chairs - Dining Room	30,747
Kitchen Equipment	
Deep Fryers	5,165

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Freezer Two Door	10,946
Range/Griddle	9,839
Refrigerator 2 Door	8,855
Interior Finishes	
Refurbish Allow - Dining Room	94,454
Refurbish Allowance - Game Room	9,839
Refurbish Allowance - Pool Locker Rooms	48,408
Swimming Pool	
Fire Pit - Liner	7,379
Playground	
Play Equip Allow - Amphitheater	36,896
Play Equip Allow - Hight Point Park	49,195
Total for 2033	<u>\$692,953</u>
<i>No Replacement in 2034</i>	
Replacement Year 2035	
Site Components	
Repair/Paint Entry Features - River Club	15,657
Stormwater System	
Pond Fountains/Controls - Pond 1	18,267
Furniture Fixtures Equip.	
Televisions - River Club Porch	13,048
Swimming Pool	
Fire Pit - Liner	7,829
Total for 2035	<u>\$54,800</u>
<i>No Replacement in 2036</i>	
Replacement Year 2037	
Swimming Pool	
Fire Pit - Liner	8,305
Total for 2037	<u>\$8,305</u>

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2038	
Piers & Docks	
Kayak Launch	9,695
Wood Deck/Rails - Amphitheater	47,506
Wood Deck/Rails - Riverwalk North	124,075
Site Lighting	
Landscape Lighting Allowance	28,515
Plumbing	
Water Cooler - River Club	9,695
Swimming Pool	
Pool Resurfacing/Tile	246,554
Total for 2038	\$466,041
Replacement Year 2039	
Stormwater System	
Pond Fountains/Controls - Pond 2	20,559
Swimming Pool	
Fire Pit - Liner	8,811
Total for 2039	\$29,371
Replacement Year 2040	
Stormwater System	
Pond Fountains/Controls - Pond 3	21,176
Furniture Fixtures Equip.	
Pool Furniture Allowance	45,378
Televisions - River Club Porch	15,126
Total for 2040	\$81,680
Replacement Year 2041	
Site Components	
Repair/Paint Entry Features - Keystone Corners	40,507
Stormwater System	
Pond Fountains/Controls - Pond 4	21,812
Ext. Repair/Paint	
Ext. Repair/Paint - Amphitheater Structure	6,855

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Ext. Repair/Paint - Kayak Bld.	8,407
Ext. Repair/Paint - Park Pavilion	3,272
Ext. Repair/Paint - River Club	31,633
Swimming Pool	
Fire Pit - Liner	9,348
Total for 2041	\$121,833
 Replacement Year 2042	
Kitchen Equipment	
Ice Machine	9,949
Food Service Equipment	
Back Bar Refrigerators	12,196
Beer Cooler/Taps	4,493
HVAC	
Mini Split Unit - Office	9,307
Unit 1A	19,256
Unit 1B	19,256
Unit 2	14,442
Total for 2042	\$88,901
 Replacement Year 2043	
Asphalt Resurfacing	
Asphalt Mill/Overlay - Mistflowe Drive	98,169
Asphalt Mill/Overlay - Terra Oaks Path	48,329
Fencing/Gates/Access Control	
Dumpster Enclosure Gates	9,256
Wood Fence - Mist Flower Place	20,231
Site Lighting	
Light Poles/Fixtures - Misc. Areas	161,979
Light Poles/Fixtures - Pool	37,024
Light Poles/Fixtures - River Club Lot	50,908
Light Poles/Fixtures - Water Song	55,536
Building Components	
Double Doors - Kayak Bld	6,942

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
Swimming Pool	
Fire Pit - Liner	9,917
Total for 2043	\$498,291
 Replacement Year 2044	
Site Utilities	
Lift Station Pumps/Controls	51,073
Total for 2044	\$51,073
 Replacement Year 2045	
Site Components	
Repair/Paint Entry Features - River Club	21,042
Stormwater System	
Pond Fountains/Controls - Pond 1	24,549
Furniture Fixtures Equip.	
Televisions - River Club Porch	17,535
Swimming Pool	
Fire Pit - Liner	10,521
Total for 2045	\$73,647
 <i>No Replacement in 2046</i>	
 Replacement Year 2047	
Swimming Pool	
Fire Pit - Liner	11,162
Total for 2047	\$11,162
 Replacement Year 2048	
Fencing/Gates/Access Control	
Access Control Panel	11,113
Access Control System	34,490
Aluminum Fence - Pool	37,709
Gate Operators - River Club	39,855

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Privacy Fence - Pool Equipment	23,300
Vehicle Gates - River Club	29,125
Vehicle Gates - Service Yard	14,562
Piers & Docks	
Walkway Replace - Amphitheater	145,930
Stormwater System	
Stormwater System Evaluation Allowance	19,161
Site Lighting	
Landscape Lighting Allowance	38,322
Furniture Fixtures Equip.	
Camera System Allowance	22,993
Tables/Chairs - Dining Room	47,903
Kitchen Equipment	
Deep Fryers	8,048
Freezer Two Door	17,053
Range/Griddle	15,329
Refrigerator 2 Door	13,796
Interior Finishes	
Refurbish Allow - Dining Room	147,157
Refurbish Allowance - Game Room	15,329
Refurbish Allowance - Pool Locker Rooms	75,418
Swimming Pool	
Pool Resurfacing/Tile	331,348
Playground	
Play Equip Allow - Amphitheater	57,483
Play Equip Allow - Hight Point Park	76,644
Total for 2048	\$1,222,068
 Replacement Year 2049	
Site Components	
Repair/Paint Entry Features - Keystone Corners	51,313
Stormwater System	
Pond Fountains/Controls - Pond 2	27,630
Ext. Repair/Paint	
Ext. Repair/Paint - Amphitheater Structure	8,684

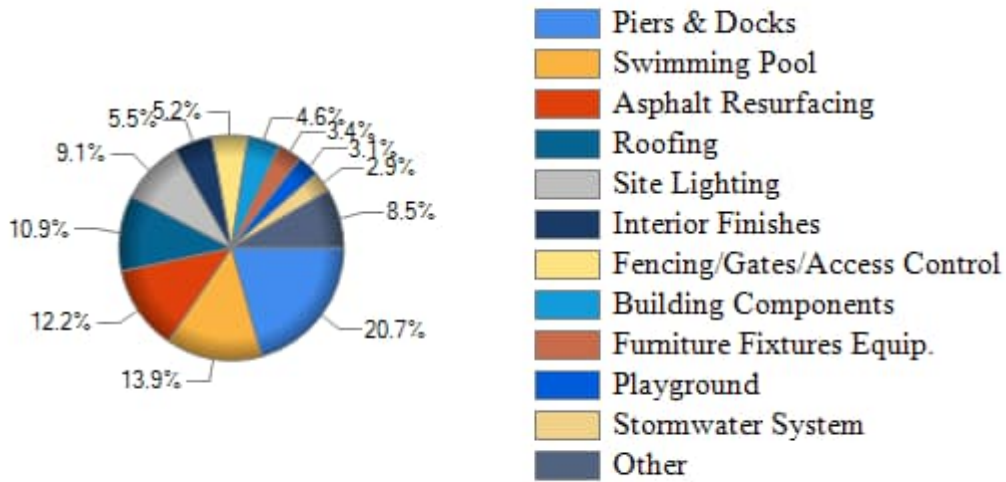
Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Ext. Repair/Paint - Kayak Bld.	10,649
Ext. Repair/Paint - Park Pavilion	4,145
Ext. Repair/Paint - River Club	40,072
Swimming Pool	
Fire Pit - Liner	11,842
Total for 2049	<u>\$154,334</u>
Replacement Year 2050	
Stormwater System	
Pond Fountains/Controls - Pond 3	28,459
Furniture Fixtures Equip.	
Pool Furniture Allowance	60,984
Televisions - River Club Porch	20,328
Total for 2050	<u>\$109,771</u>
Replacement Year 2051	
Stormwater System	
Pond Fountains/Controls - Pond 4	29,313
Swimming Pool	
Fire Pit - Liner	12,563
Total for 2051	<u>\$41,876</u>
<i>No Replacement in 2052</i>	
Replacement Year 2053	
Piers & Docks	
Pier Replacement - Riverwalk North	579,916
Roofing	
Standing Seam Metal Roof - Kayak Bld	55,177
Standing Seam Metal Roof - River Club	447,485
Standing Seam Roof - Amphitheater	29,388
Standing Seam Roof - High Point Park	11,695
Swimming Pool	
Concrete Pavers - Pool Deck	206,180

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
Fire Pit - Liner	13,328
Total for 2053	\$1,343,169
 Replacement Year 2054	
Kitchen Equipment	
Ice Machine	14,185
Food Service Equipment	
Back Bar Refrigerators	17,388
Beer Cooler/Taps	6,406
HVAC	
Mini Split Unit - Office	13,270
Unit 1A	27,455
Unit 1B	27,455
Unit 2	20,591
Total for 2054	\$126,751
 Replacement Year 2055	
Site Components	
Repair/Paint Entry Features - River Club	28,279
Stormwater System	
Pond Fountains/Controls - Pond 1	32,992
Furniture Fixtures Equip.	
Televisions - River Club Porch	23,566
Swimming Pool	
Fire Pit - Liner	14,139
Total for 2055	\$98,976

Asset Current Cost by Category



Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Components								
Repair/Paint Entry Features - Keystone Corn.	2025	2033	8	0	7	1 Lump Sum	26,000.00	26,000
Repair/Paint Entry Features - River Club	2025	2035	10	0	9	1 Lump Sum	12,000.00	<u>12,000</u>
Site Components - Total								\$38,000
Asphalt Resurfacing								
Asphalt Mill/Overlay - Mistflowe Drive	2018	2043	25	0	17	3,126 Square Yards	19.00	59,394
Asphalt Mill/Overlay - Parking Lot/Path	2018	2033	25	-10	7	9,746 Square Yards	19.00	185,174
Asphalt Mill/Overlay - Terra Oaks Path	2018	2043	25	0	17	860 Square Yards	34.00	<u>29,240</u>
Asphalt Resurfacing - Total								\$273,808
Fencing/Gates/Access Control								
Access Control Panel	2018	2033	15	0	7	1 Lump Sum	5,800.00	5,800
Access Control System	2018	2033	15	0	7	1 Lump Sum	18,000.00	18,000
Aluminum Fence - Pool	2018	2048	30	0	22	410 Linear Feet	48.00	19,680
Dumpster Enclosure Gates	2018	2043	25	0	17	2 Each	2,800.00	5,600
Gate Operators - River Club	2018	2033	15	0	7	4 Each	5,200.00	20,800
Privacy Fence - Pool Equipment	2018	2048	30	0	22	160 Linear Feet	76.00	12,160
Vehicle Gates - River Club	2018	2048	30	0	22	4 Each	3,800.00	15,200
Vehicle Gates - Service Yard	2018	2048	30	0	22	2 Each	3,800.00	7,600
Wood Fence - Mist Flower Place	2018	2043	25	0	17	340 Linear Feet	36.00	<u>12,240</u>
Fencing/Gates/Access Control - Total								\$117,080
Piers & Docks								
Kayak Launch	2018	2038	20	0	12	1 Each	6,800.00	6,800
Pier Replacement - Riverwalk North	2018	2053	30	5	27	3,108 Square Feet	84.00	261,072
Walkway Replace - Amphitheater	2018	2048	30	0	22	1,190 Square Feet	64.00	76,160
Wood Deck/Rails - Amphitheater	2018	2038	20	0	12	1,190 Square Feet	28.00	33,320
Wood Deck/Rails - Riverwalk North	2018	2038	20	0	12	3,108 Square Feet	28.00	<u>87,024</u>
Piers & Docks - Total								\$464,376
Stormwater System								
Pond Fountains/Controls - Pond 1	2025	2035	10	0	9	1 Each	14,000.00	14,000
Pond Fountains/Controls - Pond 2	2018	2029	10	1	3	1 Each	14,000.00	14,000
Pond Fountains/Controls - Pond 3	2018	2030	10	2	4	1 Each	14,000.00	14,000
Pond Fountains/Controls - Pond 4	2018	2031	10	3	5	1 Each	14,000.00	14,000
Stormwater System Evaluation Allowance	2018	2033	15	0	7	1 Lump Sum	10,000.00	<u>10,000</u>
Stormwater System - Total								\$66,000
Site Utilities								
Lift Station Pumps/Controls	2024	2044	20	0	18	1 Lump Sum	30,000.00	<u>30,000</u>
Site Utilities - Total								\$30,000

Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Lighting								
Landscape Lighting Allowance	2018	2028	10	0	2	1 Lump Sum	20,000.00	20,000
Light Poles/Fixtures - Misc. Areas	2018	2043	25	0	17	35 Each	2,800.00	98,000
Light Poles/Fixtures - Pool	2018	2043	25	0	17	8 Each	2,800.00	22,400
Light Poles/Fixtures - River Club Lot	2018	2043	25	0	17	11 Each	2,800.00	30,800
Light Poles/Fixtures - Water Song	2018	2043	25	0	17	12 Each	2,800.00	33,600
Site Lighting - Total								<u>\$204,800</u>
Building Components								
Double Doors - Kayak Bld	2018	2043	25	0	17	1 Lump Sum	4,200.00	4,200
Window/Door Allowance - River Club	2018	2058	40	0	32	1 Lump Sum	100,000.00	100,000
Building Components - Total								<u>\$104,200</u>
Roofing								
Standing Seam Metal Roof - Kayak Bld	2018	2053	35	0	27	1,840 Square Feet	13.50	24,840
Standing Seam Metal Roof - River Club	2018	2053	35	0	27	12,670 Square Feet	15.90	201,453
Standing Seam Roof - Amphitheater	2018	2053	35	0	27	980 Square Feet	13.50	13,230
Standing Seam Roof - High Point Park	2018	2053	35	0	27	390 Square Feet	13.50	5,265
Roofing - Total								<u>\$244,788</u>
Ext. Repair/Paint								
Ext. Repair/Paint - Amphitheater Structure	2025	2033	8	0	7	1 Lump Sum	4,400.00	4,400
Ext. Repair/Paint - Kayak Bld.	2025	2033	8	0	7	1,420 Square Feet	3.80	5,396
Ext. Repair/Paint - Park Pavilion	2025	2033	8	0	7	1 Lump Sum	2,100.00	2,100
Ext. Repair/Paint - River Club	2025	2033	8	0	7	8,640 Square Feet	2.35	20,304
Ext. Repair/Paint - Total								<u>\$32,200</u>
Furniture Fixtures Equip.								
Camera System Allowance	2018	2033	15	0	7	1 Lump Sum	12,000.00	12,000
Pool Furniture Allowance	2018	2030	10	2	4	1 Lump Sum	30,000.00	30,000
Tables/Chairs - Dining Room	2018	2033	15	0	7	1 Lump Sum	25,000.00	25,000
Televisions - River Club Porch	2025	2030	5	0	4	5 Each	2,000.00	10,000
Furniture Fixtures Equip. - Total								<u>\$77,000</u>
Kitchen Equipment								
Deep Fryers	2018	2033	15	0	7	2 Each	2,100.00	4,200
Freezer Two Door	2018	2033	15	0	7	1 Each	8,900.00	8,900
Ice Machine	2018	2030	12	0	4	1 Each	6,200.00	6,200
Range/Griddle	2018	2033	15	0	7	1 Each	8,000.00	8,000
Refrigerator 2 Door	2018	2033	15	0	7	1 Each	7,200.00	7,200
Kitchen Equipment - Total								<u>\$34,500</u>
Food Service Equipment								
Back Bar Refrigerators	2018	2030	12	0	4	2 Each	3,800.00	7,600
Beer Cooler/Taps	2018	2030	12	0	4	1 Each	2,800.00	2,800
Food Service Equipment - Total								<u>\$10,400</u>

Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC								
Mini Split Unit - Office	2018	2030	12	0	4	1 Each	5,800.00	5,800
Unit 1A	2018	2030	12	0	4	1 Each	12,000.00	12,000
Unit 1B	2018	2030	12	0	4	1 Each	12,000.00	12,000
Unit 2	2018	2030	12	0	4	1 Each	9,000.00	9,000
HVAC - Total								<u>\$38,800</u>
Plumbing								
Water Cooler - River Club	2018	2038	20	0	12	1 Each	6,800.00	6,800
Plumbing - Total								<u>\$6,800</u>
Interior Finishes								
Refurbish Allow - Dining Room	2018	2033	15	0	7	4,800 Square Feet	16.00	76,800
Refurbish Allowance - Game Room	2018	2033	15	0	7	1 Lump Sum	8,000.00	8,000
Refurbish Allowance - Pool Locker Rooms	2018	2033	15	0	7	480 Square Feet	82.00	39,360
Interior Finishes - Total								<u>\$124,160</u>
Swimming Pool								
Concrete Pavers - Pool Deck	2018	2053	35	0	27	10,200 Square Feet	9.10	92,820
Filtration Refurbish Allowance	2018	2058	40	0	32	1 Lump Sum	40,000.00	40,000
Fire Pit - Liner	2025	2027	2	0	1	1 Each	6,000.00	6,000
Pool Resurfacing/Tile	2018	2028	10	0	2	5,404 Square Feet	32.00	172,928
Swimming Pool - Total								<u>\$311,748</u>
Playground								
Play Equip Allow - Amphitheater	2018	2033	15	0	7	1 Lump Sum	30,000.00	30,000
Play Equip Allow - Hight Point Park	2018	2033	15	0	7	1 Lump Sum	40,000.00	40,000
Playground - Total								<u>\$70,000</u>
Operating Expense								
Carpet - Offices	Operating Expense						0.00	
Ceiling Fans	Operating Expense						0.00	
Dishwashing Equip (pumps/misc.)	Operating Expense						0.00	
Exhaust Fans - Kitchen	Operating Expense						0.00	
Game Equipment - Game Room	Operating Expense						0.00	
Kayak Bld.Interior Repair	Operating Expense						0.00	
Misc. Shelves/Sorage - Bar	Operating Expense						0.00	
Misc.Kitchen Equipment	Operating Expense						0.00	
Park Benches/Trash Cans	Operating Expense						0.00	
Restroom Refurbishment - Kayak Bld	Operating Expense						0.00	
Sinks - Bar Area	Operating Expense						0.00	
Tableware	Operating Expense						0.00	
Operating Expense - Total								

Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment Remaining	Units	Unit Cost	Current Cost
Components Not Included							
Arrowwood Pier		Unfunded					
Riverwalk South		Unfunded					
South Pier		Unfunded					
Components Not Included - Total							
Maintained By Others							
Cluster Mailboxes		Maintained by Others				0.00	
Ice Cream Freezer		Maintained by Others				0.00	
Street/Traffic Signs		Maintained by Others				0.00	
Streets/Curbs/Walks		Maintained by Others				0.00	
Maintained By Others - Total							
Long Life Components							
Aluminum Gangway		Long Life Component				0.00	
Concrete Pavers - High Point Park		Long Life Component				0.00	
Electrical Panels/Switches		Long Life Component				0.00	
Overhead Doors - River Club		Long Life Component				0.00	
Pavers - River Club Porch/Breezeway		Long Life Component				0.00	
Railings - River Club		Long Life Component				0.00	
Long Life Components - Total							
Total Asset Summary							\$2,248,660

Rivers Edge II CDD Component Detail Index

Asset ID	Description	Replacement	Page
Site Components			
1076	Repair/Paint Entry Features - Keystone Corners	2033	5-9
1097	Repair/Paint Entry Features - River Club	2035	5-9
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1098	Asphalt Mill/Overlay - Mistflowe Drive	2043	5-11
1003	Asphalt Mill/Overlay - Parking Lot/Path	2033	5-11
1077	Asphalt Mill/Overlay - Terra Oaks Path	2043	5-12
Fencing/Gates/Access Control			
1067	Access Control Panel	2033	5-13
1051	Access Control System	2033	5-13
1006	Aluminum Fence - Pool	2048	5-14
1060	Dumpster Enclosure Gates	2043	5-15
1096	Gate Operators - River Club	2033	5-16
1007	Privacy Fence - Pool Equipment	2048	5-17
1095	Vehicle Gates - River Club	2048	5-18
1027	Vehicle Gates - Service Yard	2048	5-19
1070	Wood Fence - Mist Flower Place	2043	5-20
Piers & Docks			
1016	Kayak Launch	2038	5-22
1014	Pier Replacement - Riverwalk North	2053	5-22
1026	Walkway Replace - Amphitheater	2048	5-23
1093	Wood Deck/Rails - Amphitheater	2038	5-24
1013	Wood Deck/Rails - Riverwalk North	2038	5-25
Stormwater System			
1079	Pond Fountains/Controls - Pond 1	2035	5-27
1080	Pond Fountains/Controls - Pond 2	2029	5-27
1081	Pond Fountains/Controls - Pond 3	2030	5-27
1082	Pond Fountains/Controls - Pond 4	2031	5-27
1089	Stormwater System Evaluation Allowance	2033	5-28
Site Utilities			
1032	Lift Station Pumps/Controls	2044	5-29
Site Lighting			
1063	Landscape Lighting Allowance	2028	5-30

Rivers Edge II CDD Component Detail Index

Asset ID	Description	Replacement	Page
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1083	Light Poles/Fixtures - Misc. Areas	2043	5-30
1065	Light Poles/Fixtures - Pool	2043	5-30
1066	Light Poles/Fixtures - River Club Lot	2043	5-31
1068	Light Poles/Fixtures - Water Song	2043	5-32
Building Components			
1018	Double Doors - Kayak Bld	2043	5-34
1002	Window/Door Allowance - River Club	2058	5-34
Roofing			
1017	Standing Seam Metal Roof - Kayak Bld	2053	5-36
1009	Standing Seam Metal Roof - River Club	2053	5-36
1021	Standing Seam Roof - Amphitheater	2053	5-37
1073	Standing Seam Roof - High Point Park	2053	5-38
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1022	Ext. Repair/Paint - Amphitheater Structure	2033	5-40
1020	Ext. Repair/Paint - Kayak Bld.	2033	5-40
1075	Ext. Repair/Paint - Park Pavilion	2033	5-41
1004	Ext. Repair/Paint - River Club	2033	5-42
Furniture Fixtures Equip.			
1052	Camera System Allowance	2033	5-44
1078	Pool Furniture Allowance	2030	5-44
1047	Tables/Chairs - Dining Room	2033	5-45
1064	Televisions - River Club Porch	2030	5-46
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1036	Deep Fryers	2033	5-47
1041	Freezer Two Door	2033	5-47
1040	Ice Machine	2030	5-48
1037	Range/Griddle	2033	5-49
1035	Refrigerator 2 Door	2033	5-50
Food Service Equipment			
1043	Back Bar Refrigerators	2030	5-52
1046	Beer Cooler/Taps	2030	5-52

Rivers Edge II CDD Component Detail Index

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1029	Mini Split Unit - Office	2030	5-54
1031	Unit 1A	2030	5-54
1030	Unit 1B	2030	5-55
1034	Unit 2	2030	5-56
Plumbing			
1055	Water Cooler - River Club	2038	5-58
Interior Finishes			
1048	Refurbish Allow - Dining Room	2033	5-59
1058	Refurbish Allowance - Game Room	2033	5-59
1056	Refurbish Allowance - Pool Locker Rooms	2033	5-60
Swimming Pool			
1011	Concrete Pavers - Pool Deck	2053	5-62
1005	Filtration Refurbish Allowance	2058	5-62
1012	Fire Pit - Liner	2027	5-63
1008	Pool Resurfacing/Tile	2028	5-64
Playground			
1023	Play Equip Allow - Amphitheater	2033	5-66
1072	Play Equip Allow - Hight Point Park	2033	5-66
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	Carpet - Offices	2026	5-68
	Ceiling Fans	2026	5-68
	Dishwashing Equip (pumps/misc.)	2026	5-69
	Exhaust Fans - Kitchen	2026	5-70
	Game Equipment - Game Room	2026	5-71
	Kayak Bld.Interior Repair	2026	5-72
	Misc. Shelves/Sorage - Bar	2026	5-73
	Misc.Kitchen Equipment	2026	5-74
	Park Benches/Trash Cans	2026	5-75
	Restroom Refurbishment - Kayak Bld	2026	5-76
	Sinks - Bar Area	2026	5-77
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Rivers Edge II CDD
Component Detail Index

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1088	Arrowrwood Pier	2026	5-80
1061	Riverwalk South	2026	5-80
1087	South Pier	2026	5-81
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	Cluster Mailboxes	2026	5-83
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	Concrete Pavers - High Point Park	2026	5-85
	Electrical Panels/Switches	2026	5-86
	Overhead Doors - River Club	2026	5-87
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	Railings - River Club	2026	5-89
	Total Funded Assets	65	
	Total Unfunded Assets	<u>3</u>	
	Total Assets	68	

**Rivers Edge II CDD
Component Detail**

Repair/Paint Entry Features - Keystone Corners - 2033

Asset ID	1076	1 Lump Sum	@ \$26,000.00
		Asset Actual Cost	\$26,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$31,976.72
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		



Repair/Paint Entry Features - River Club - 2035

Asset ID	1097	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$15,657.28
Placed in Service	April 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		

**Rivers Edge II CDD
Component Detail**

Repair/Paint Entry Features - River Club continued...



**Rivers Edge II CDD
Component Detail**

Asphalt Mill/Overlay - Mistflowe Drive - 2043

Asset ID	1098	3,126 Square Yards	@ \$19.00
		Asset Actual Cost	\$59,394.00
		Percent Replacement	100%
Category	Asphalt Resurfacing	Future Cost	\$98,169.23
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

Asphalt Mill/Overlay - Parking Lot/Path - 2033

Asset ID	1003	9,746 Square Yards	@ \$19.00
		Asset Actual Cost	\$185,174.00
		Percent Replacement	100%
Category	Asphalt Resurfacing	Future Cost	\$227,740.66
Placed in Service	January 2018		
Useful Life	25		
Adjustment	-10		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Asphalt Mill/Overlay - Parking Lot/Path continued...



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Asphalt Mill/Overlay - Terra Oaks Path - 2043

Asset ID	1077	860 Square Yards	@ \$34.00
Category	Asphalt Resurfacing	Asset Actual Cost	\$29,240.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$48,329.26
Replacement Year	2043		
Remaining Life	17		

Rivers Edge II CDD
Component Detail

Access Control Panel - 2033

Asset ID	1067	1 Lump Sum	@ \$5,800.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$5,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$7,133.27
Replacement Year	2033		
Remaining Life	7		



Access Control System - 2033

Asset ID	1051	1 Lump Sum	@ \$18,000.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$18,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$22,137.73
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Access Control System continued...



Aluminum Fence - Pool - 2048

Asset ID	1006	410 Linear Feet	@ \$48.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$19,680.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$37,708.91
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Aluminum Fence - Pool continued...



Dumpster Enclosure Gates - 2043

Asset ID	1060	2 Each	@ \$2,800.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$5,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$9,255.95
Replacement Year	2043		
Remaining Life	17		

Rivers Edge II CDD Component Detail

Dumpster Enclosure Gates continued...



Gate Operators - River Club - 2033

Asset ID	1096	4 Each	@ \$5,200.00
Category	Access Control	Asset Actual Cost	\$20,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$25,581.38
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD Component Detail

Gate Operators - River Club continued...



Privacy Fence - Pool Equipment - 2048

Asset ID	1007	160 Linear Feet	@ \$76.00
		Asset Actual Cost	\$12,160.00
		Percent Replacement	100%
		Future Cost	\$23,299.82
Category: Gates/Access Control			
Placed in Service	January 2018		
Useful Life	30		
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Privacy Fence - Pool Equipment continued...



Vehicle Gates - River Club - 2048

Asset ID	1095	4 Each	@ \$3,800.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$15,200.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$29,124.77
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Vehicle Gates - River Club continued...



Vehicle Gates - Service Yard - 2048

Asset ID	1027	2 Each	@ \$3,800.00
Category	Vehicle Gates/Access Control	Asset Actual Cost	\$7,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$14,562.38
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Vehicle Gates - Service Yard continued...



Wood Fence - Mist Flower Place - 2043

Asset ID	1070	340 Linear Feet	@ \$36.00
Calculated		Asset Actual Cost	\$12,240.00
Fencing/Gates/Access Control		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$20,230.85
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

**Rivers Edge II CDD
Component Detail**

Wood Fence - Mist Flower Place continued...



**Rivers Edge II CDD
Component Detail**

Kayak Launch - 2038

Asset ID	1016	1 Each	@ \$6,800.00
Category	Piers & Docks	Asset Actual Cost	\$6,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$9,695.17
Replacement Year	2038		
Remaining Life	12		



Pier Replacement - Riverwalk North - 2053

Asset ID	1014	3,108 Square Feet	@ \$84.00
Category	Piers & Docks	Asset Actual Cost	\$261,072.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$579,916.36
Adjustment	5		
Replacement Year	2053		
Remaining Life	27		

Rivers Edge II CDD
Component Detail

Pier Replacement - Riverwalk North continued...



Walkway Replace - Amphitheater - 2048

Asset ID	1026	1,190 Square Feet	@ \$64.00
Category	Piers & Docks	Asset Actual Cost	\$76,160.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$145,930.43
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Walkway Replace - Amphitheater continued...



Wood Deck/Rails - Amphitheater - 2038

Asset ID	1093	1,190 Square Feet	@ \$28.00
Category	Piers & Docks	Asset Actual Cost	\$33,320.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$47,506.35
Replacement Year	2038		
Remaining Life	12		

**Rivers Edge II CDD
Component Detail**

Wood Deck/Rails - Amphitheater continued...



Wood Deck/Rails - Riverwalk North - 2038

Asset ID	1013	3,108 Square Feet	@ \$28.00
Category	Piers & Docks	Asset Actual Cost	\$87,024.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$124,075.41
Replacement Year	2038		
Remaining Life	12		

**Rivers Edge II CDD
Component Detail**

Wood Deck/Rails - Riverwalk North continued...



**Rivers Edge II CDD
Component Detail**

Pond Fountains/Controls - Pond 1 - 2035

Asset ID	1079	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	10	Future Cost	\$18,266.82
Replacement Year	2035		
Remaining Life	9		

Pond Fountains/Controls - Pond 2 - 2029

Asset ID	1080	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$15,298.18
Adjustment	1		
Replacement Year	2029		
Remaining Life	3		

Pond Fountains/Controls - Pond 3 - 2030

Asset ID	1081	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$15,757.12
Adjustment	2		
Replacement Year	2030		
Remaining Life	4		

Pond Fountains/Controls - Pond 4 - 2031

Asset ID	1082	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$16,229.84
Adjustment	3		
Replacement Year	2031		
Remaining Life	5		

Rivers Edge II CDD
Component Detail

Stormwater System Evaluation Allowance - 2033

Asset ID	1089	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$12,298.74
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Lift Station Pumps/Controls - 2044		1 Lump Sum	@ \$30,000.00
Asset ID	1032	Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Site Utilities	Future Cost	\$51,072.99
Placed in Service	December 2024		
Useful Life	20		
Replacement Year	2044		
Remaining Life	18		



**Rivers Edge II CDD
Component Detail**

Landscape Lighting Allowance - 2028

Asset ID	1063	1 Lump Sum	@ \$20,000.00
Category	Site Lighting	Asset Actual Cost	\$20,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$21,218.00
Replacement Year	2028		
Remaining Life	2		

Light Poles/Fixtures - Misc. Areas - 2043

Asset ID	1083	35 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$98,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$161,979.07
Replacement Year	2043		
Remaining Life	17		

Light Poles/Fixtures - Pool - 2043

Asset ID	1065	8 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$22,400.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$37,023.79
Replacement Year	2043		
Remaining Life	17		

**Rivers Edge II CDD
Component Detail**

Light Poles/Fixtures - Pool continued...



Light Poles/Fixtures - River Club Lot - 2043

Asset ID	1066	11 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$30,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$50,907.71
Replacement Year	2043		
Remaining Life	17		

Rivers Edge II CDD
Component Detail

Light Poles/Fixtures - River Club Lot continued...



Light Poles/Fixtures - Water Song - 2043

Asset ID	1068	12 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$33,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$55,535.68
Replacement Year	2043		
Remaining Life	17		

**Rivers Edge II CDD
Component Detail**

Light Poles/Fixtures - Water Song continued...



**Rivers Edge II CDD
Component Detail**

Double Doors - Kayak Bld - 2043

Asset ID	1018	1 Lump Sum	@ \$4,200.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$6,941.96
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		



Window/Door Allowance - River Club - 2058

Asset ID	1002	1 Lump Sum	@ \$100,000.00
		Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$257,508.27
Placed in Service	January 2018		
Useful Life	40		
Replacement Year	2058		
Remaining Life	32		

**Rivers Edge II CDD
Component Detail**

Window/Door Allowance - River Club continued...



**Rivers Edge II CDD
Component Detail**

Standing Seam Metal Roof - Kayak Bld - 2053

Asset ID	1017	1,840 Square Feet	@ \$13.50
		Asset Actual Cost	\$24,840.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$55,176.82
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		



Standing Seam Metal Roof - River Club - 2053

Asset ID	1009	12,670 Square Feet	@ \$15.90
		Asset Actual Cost	\$201,453.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$447,485.33
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		

**Rivers Edge II CDD
Component Detail**

Standing Seam Metal Roof - River Club continued...



Standing Seam Roof - Amphitheater - 2053

Asset ID	1021	980 Square Feet	@ \$13.50
Category	Roofing	Asset Actual Cost	\$13,230.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	35	Future Cost	\$29,387.65
Replacement Year	2053		
Remaining Life	27		

**Rivers Edge II CDD
Component Detail**

Standing Seam Roof - Amphitheater continued...



Standing Seam Roof - High Point Park - 2053

Asset ID	1073	390 Square Feet	@ \$13.50
		Asset Actual Cost	\$5,265.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$11,695.08
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		

**Rivers Edge II CDD
Component Detail**

Standing Seam Roof - High Point Park continued...



**Rivers Edge II CDD
Component Detail**

Ext. Repair/Paint - Amphitheater Structure - 2033

Asset ID	1022	1 Lump Sum	@ \$4,400.00
		Asset Actual Cost	\$4,400.00
		Percent Replacement	100%
Category	Ext. Repair/Paint	Future Cost	\$5,411.44
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		



Ext. Repair/Paint - Kayak Bld. - 2033

Asset ID	1020	1,420 Square Feet	@ \$3.80
		Asset Actual Cost	\$5,396.00
		Percent Replacement	100%
Category	Ext. Repair/Paint	Future Cost	\$6,636.40
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Ext. Repair/Paint - Kayak Bld. continued...



Ext. Repair/Paint - Park Pavilion - 2033

Asset ID	1075	1 Lump Sum	@ \$2,100.00
Category	Ext. Repair/Paint	Asset Actual Cost	\$2,100.00
Placed in Service	May 2025	Percent Replacement	100%
Useful Life	8	Future Cost	\$2,582.73
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Ext. Repair/Paint - Park Pavilion continued...



Ext. Repair/Paint - River Club - 2033

Asset ID	1004	8,640 Square Feet	@ \$2.35
		Asset Actual Cost	\$20,304.00
		Percent Replacement	100%
		Future Cost	\$24,971.36
Category	Ext. Repair/Paint		
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Ext. Repair/Paint - River Club continued...



Rivers Edge II CDD
Component Detail

Camera System Allowance - 2033

Asset ID	1052	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$14,758.49
Category	Furniture Fixtures Equip.		
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Pool Furniture Allowance - 2030

Asset ID	1078	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$33,765.26
Category	Furniture Fixtures Equip.		
Placed in Service	January 2018		
Useful Life	10		
Adjustment	2		
Replacement Year	2030		
Remaining Life	4		

Rivers Edge II CDD Component Detail

Pool Furniture Allowance continued...



Tables/Chairs - Dining Room - 2033

Asset ID	1047	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
		Future Cost	\$30,746.85
Category	Furniture Fixtures Equip.		
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Tables/Chairs - Dining Room continued...



Televisions - River Club Porch - 2030

Asset ID	1064	5 Each	@ \$2,000.00
Category	Furniture Fixtures Equip.	Asset Actual Cost	\$10,000.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	5	Future Cost	\$11,255.09
Replacement Year	2030		
Remaining Life	4		

Rivers Edge II CDD Component Detail

Deep Fryers - 2033

Asset ID	1036	2 Each	@ \$2,100.00
Category	Kitchen Equipment	Asset Actual Cost	\$4,200.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$5,165.47
Replacement Year	2033		
Remaining Life	7		



Freezer Two Door - 2033

Asset ID	1041	1 Each	@ \$8,900.00
Category	Kitchen Equipment	Asset Actual Cost	\$8,900.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$10,945.88
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD Component Detail

Freezer Two Door continued...



Ice Machine - 2030

Asset ID	1040	1 Each	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$6,978.15
Category	Kitchen Equipment		
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		

**Rivers Edge II CDD
Component Detail**

Ice Machine continued...



Range/Griddle - 2033

Asset ID	1037	1 Each	@ \$8,000.00
Category	Kitchen Equipment	Asset Actual Cost	\$8,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$9,838.99
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Range/Griddle continued...



Refrigerator 2 Door - 2033

Asset ID	1035	1 Each	@ \$7,200.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
		Future Cost	\$8,855.09
Category	Kitchen Equipment		
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD Component Detail

Refrigerator 2 Door continued...



Rivers Edge II CDD
Component Detail

Back Bar Refrigerators - 2030

Asset ID	1043	2 Each	@ \$3,800.00
Category	Food Service Equipment	Asset Actual Cost	\$7,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$8,553.87
Replacement Year	2030		
Remaining Life	4		



Beer Cooler/Taps - 2030

Asset ID	1046	1 Each	@ \$2,800.00
Category	Food Service Equipment	Asset Actual Cost	\$2,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$3,151.42
Replacement Year	2030		
Remaining Life	4		

Rivers Edge II CDD Component Detail

Beer Cooler/Taps continued...



**Rivers Edge II CDD
Component Detail**

Mini Split Unit - Office - 2030

Asset ID	1029	1 Each	@ \$5,800.00
Category	HVAC	Asset Actual Cost	\$5,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,527.95
Replacement Year	2030		
Remaining Life	4		



Unit 1A - 2030

Asset ID	1031	1 Each	@ \$12,000.00
Category	HVAC	Asset Actual Cost	\$12,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$13,506.11
Replacement Year	2030		
Remaining Life	4		

**Rivers Edge II CDD
Component Detail**

Unit 1A continued...



Unit 1B - 2030

Asset ID	1030	1 Each	@ \$12,000.00
Category	HVAC	Asset Actual Cost	\$12,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$13,506.11
Replacement Year	2030		
Remaining Life	4		

**Rivers Edge II CDD
Component Detail**

Unit 1B continued...



Unit 2 - 2030

Asset ID	1034	1 Each	@ \$9,000.00
Category	HVAC	Asset Actual Cost	\$9,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$10,129.58
Replacement Year	2030		
Remaining Life	4		

Rivers Edge II CDD Component Detail

Unit 2 continued...



Rivers Edge II CDD
Component Detail

Water Cooler - River Club - 2038		1 Each	@ \$6,800.00
Asset ID	1055	Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,695.17
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	12		



**Rivers Edge II CDD
Component Detail**

Refurbish Allow - Dining Room - 2033

Asset ID	1048	4,800 Square Feet	@ \$16.00
		Asset Actual Cost	\$76,800.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$94,454.31
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Refurbish Allowance - Game Room - 2033

Asset ID	1058	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$9,838.99
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Refurbish Allowance - Game Room continued...



Refurbish Allowance - Pool Locker Rooms - 2033

Asset ID	1056	480 Square Feet	@ \$82.00
		Asset Actual Cost	\$39,360.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$48,407.84
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Refurbish Allowance - Pool Locker Rooms continued...



**Rivers Edge II CDD
Component Detail**

Concrete Pavers - Pool Deck - 2053

Asset ID	1011	10,200 Square Feet	@ \$9.10
Category	Swimming Pool	Asset Actual Cost	\$92,820.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	35	Future Cost	\$206,180.04
Replacement Year	2053		
Remaining Life	27		



Filtration Refurbish Allowance - 2058

Asset ID	1005	1 Lump Sum	@ \$40,000.00
Category	Swimming Pool	Asset Actual Cost	\$40,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	40	Future Cost	\$103,003.31
Replacement Year	2058		
Remaining Life	32		

**Rivers Edge II CDD
Component Detail**

Filtration Refurbish Allowance continued...



Fire Pit - Liner - 2027

Asset ID	1012	1 Each	@ \$6,000.00
Category	Swimming Pool	Asset Actual Cost	\$6,000.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	2	Future Cost	\$6,180.00
Replacement Year	2027		
Remaining Life	1		

Rivers Edge II CDD Component Detail

Fire Pit - Liner continued...



Pool Resurfacing/Tile - 2028

Asset ID	1008	5,404 Square Feet	@ \$32.00
Category	Swimming Pool	Asset Actual Cost	\$172,928.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$183,459.32
Replacement Year	2028		
Remaining Life	2		

**Rivers Edge II CDD
Component Detail**

Pool Resurfacing/Tile continued...



**Rivers Edge II CDD
Component Detail**

Play Equip Allow - Amphitheater - 2033

Asset ID	1023	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$36,896.22
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Play Equip Allow - Hight Point Park - 2033

Asset ID	1072	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$49,194.95
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Play Equip Allow - Hight Point Park continued...



Rivers Edge II CDD
Component Detail

Carpet - Offices

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			



Operating Expense

Ceiling Fans

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Ceiling Fans continued...



Operating Expense

Dishwashing Equip (pumps/misc.)			
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2018		
No Useful Life			

Rivers Edge II CDD
Component Detail

Dishwashing Equip (pumps/misc.) continued...



Operating Expense

Exhaust Fans - Kitchen			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Exhaust Fans - Kitchen continued...



Operating Expense

Game Equipment - Game Room

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Game Equipment - Game Room continued...



Operating Expense

Kayak Bld.Interior Repair			
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2018		
No Useful Life			

Rivers Edge II CDD
Component Detail

Kayak Bld.Interior Repair continued...



Operating Expense

Misc. Shelves/Sorage - Bar			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Misc. Shelves/Sorage - Bar continued...



Operating Expense

Misc.Kitchen Equipment			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Misc.Kitchen Equipment continued...



Operating Expense

Park Benches/Trash Cans			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Park Benches/Trash Cans continued...



Operating Expense

Restroom Refurbishment - Kayak Bld

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Restroom Refurbishment - Kayak Bld continued...



Operating Expense

Sinks - Bar Area			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Sinks - Bar Area continued...



Operating Expense

Tableware			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD Component Detail

Tableware continued...



Operating Expense

Rivers Edge II CDD
Component Detail

Arrowrwood Pier

Asset ID	1088	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	
No Useful Life			



Riverwalk South

Asset ID	1061	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Riverwalk South continued...



South Pier			
Asset ID	1087	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	
No Useful Life			

**Rivers Edge II CDD
Component Detail**

South Pier continued...



Rivers Edge II CDD
Component Detail

Cluster Mailboxes

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Maintained by Others

Ice Cream Freezer

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			



Maintained by Others

Rivers Edge II CDD
Component Detail

Street/Traffic Signs

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			
Maintained by Others			

Streets/Curbs/Walks

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			
Maintained by Others			

Rivers Edge II CDD
Component Detail

Aluminum Gangway

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
January 2018		
No Useful Life		



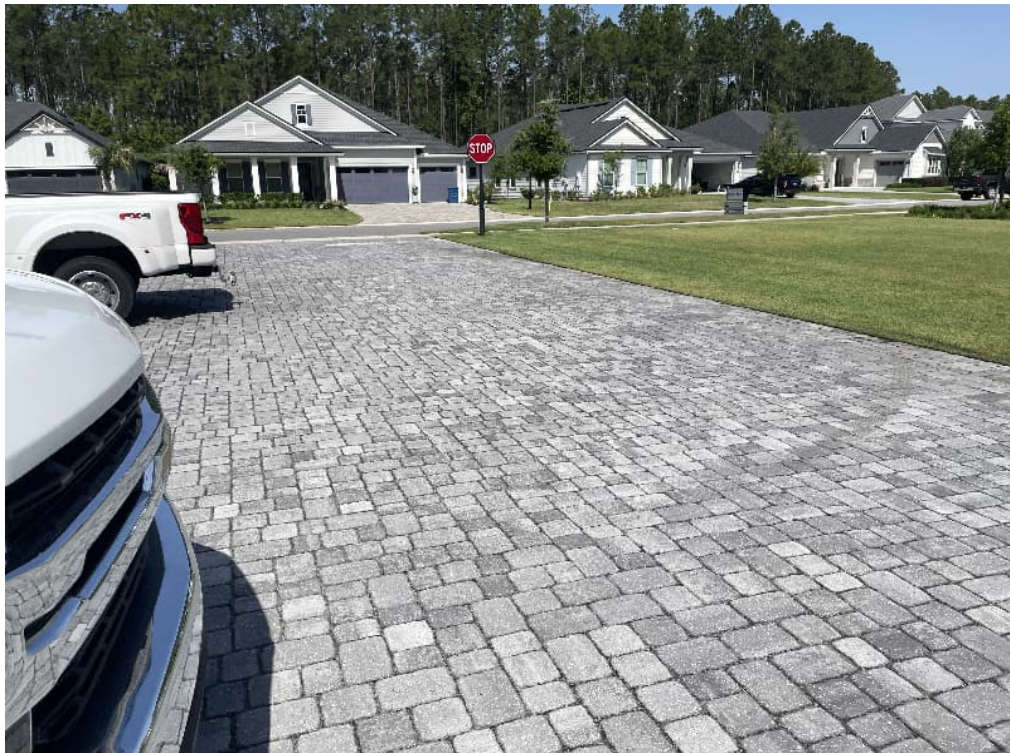
Long Life Component

Concrete Pavers - High Point Park

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
January 2018		
No Useful Life		

Rivers Edge II CDD
Component Detail

Concrete Pavers - High Point Park continued...



Long Life Component

Electrical Panels/Switches

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
January 2018		

Rivers Edge II CDD
Component Detail

Electrical Panels/Switches continued...



Long Life Component

Overhead Doors - River Club

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	January 2018	

Rivers Edge II CDD
Component Detail

Overhead Doors - River Club continued...



Long Life Component

Pavers - River Club Porch/Breezeway

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service January 2018	Future Cost	
No Useful Life		

**Rivers Edge II CDD
Component Detail**

Pavers - River Club Porch/Breezeway continued...



Long Life Component

Railings - River Club

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	January 2018	

**Rivers Edge II CDD
Component Detail**

Railings - River Club continued...



Long Life Component

SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

Report Navigation

- **Executive Summary** provides information about the projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan to maintain adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned in your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year-to-year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component conditions
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the details we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the district can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Components must be commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors, and comparison of similar component cost found at other properties.

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums, and commercial investment properties.

Personal Service attention to detail, quick response, and valued client relationships.

The range of Experience includes a broad selection of building types, ages, and uses, from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structures we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street, and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day-to-day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serve as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purpose of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist, and independent contractors. Reserving fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component conditions and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. To maintain accuracy of your funding plan, updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors, and Vendors shall be limited to the consulting fee agreed upon to produce this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include the size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure of both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.