

**Reserve Study Update
Rivers Edge I Community Development District
St. Johns, Florida**



**Prepared for FY 2023
Report Date: April 10, 2023**



April 10, 2023

Mr. Howard McGaffney, District Manager
GMS
475 West Town Place, Suite 114
St. Augustine Florida 32092

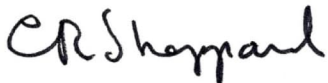
Re: Reserve Study Report for Rivers Edge I Community Development District

Dear Mr. McGaffney:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,



Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

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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 OTHER CONSULTANTS.

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Executive Summary

Account Information

Account Name	Rivers Edge I Community Development District	Account Number	1890
City	St. Johns	Last Site Visit	February, 2 2016
State	Florida	Report Date	April, 10 2023
In Service Date	June, 15 2012	Report Version	1
Total Units	1327	Fiscal Year Start	October, 1 2023
Study Level	Levell II Update	Fiscal year End	September, 30 2024

Reserve Fund Information

Current Component Replacement Cost	\$6,110,269
Number of Components	152
Reserve Fund Beginning Balance	\$744,695
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$476,900
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$370,000
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$430,829
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

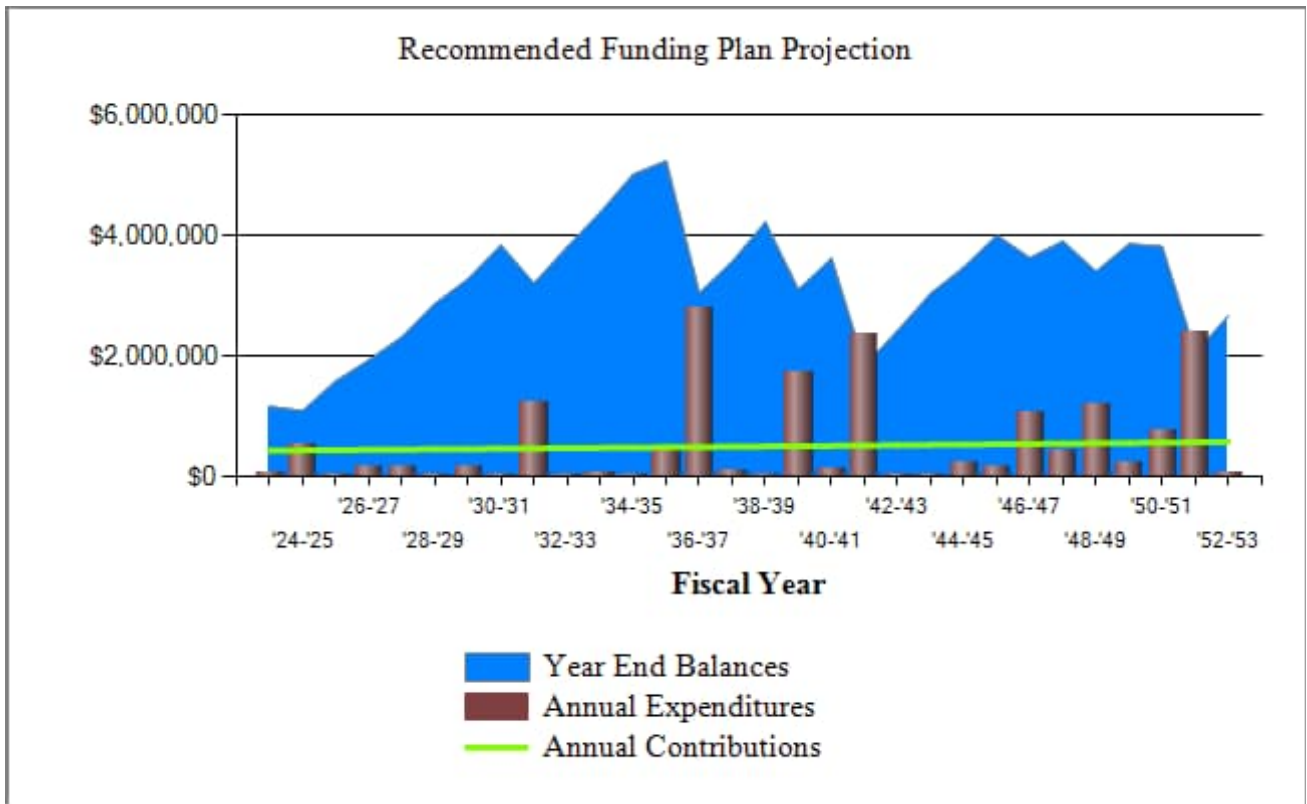
Comments

- New components have been added to the Component Inventory with information furnished by the District.
- Current funding level exhibits low balance in FY 2041/2042 is not adequate for future component replacement in late years.
- Recommended funding plan requires larger contributions than currently provided for adequate funding.

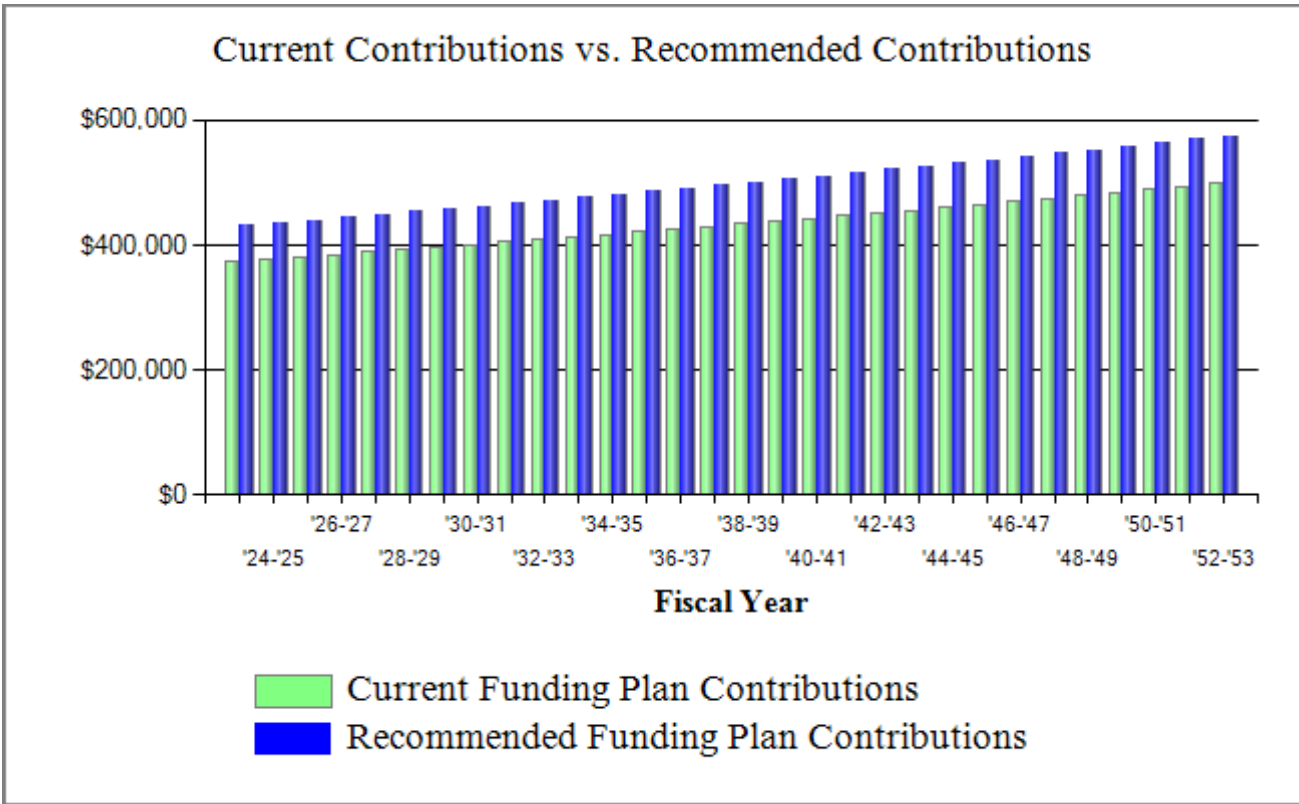
**Rivers Edge I Community Development District
Financial Summary - Recommended Funding Plan**

Beginning Balance: \$744,695 Fully Funded: \$2,811,242 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	6,110,269	3.5%	430,829	0	4.00%	44,712	57,720	1,162,516	3,164,750	37%
24-25	6,324,129	3.5%	435,137	0	4.00%	41,999	547,676	1,091,975	3,037,939	36%
25-26	6,545,473	3.5%	439,488	0	4.00%	60,787	11,783	1,580,467	3,472,864	46%
26-27	6,774,565	3.5%	443,883	0	4.00%	74,251	168,082	1,930,520	3,776,613	51%
27-28	7,011,675	3.5%	448,322	0	4.00%	89,017	153,414	2,314,445	4,118,641	56%
28-29	7,257,083	3.5%	452,805	0	4.00%	110,310	9,501	2,868,059	4,634,490	62%
29-30	7,511,081	3.5%	457,333	0	4.00%	125,946	176,748	3,274,589	5,010,767	65%
30-31	7,773,969	3.5%	461,907	0	4.00%	147,730	43,257	3,840,968	5,552,273	69%
31-32	8,046,058	3.5%	466,526	0	4.00%	123,331	1,224,219	3,206,605	4,904,817	65%
32-33	8,327,670	3.5%	471,191	0	4.00%	146,403	17,718	3,806,481	5,498,314	69%
33-34	8,619,138	3.5%	475,903	0	4.00%	168,515	69,507	4,381,392	6,074,388	72%
34-35	8,920,808	3.5%	480,662	0	4.00%	192,911	39,273	5,015,692	6,717,861	75%
35-36	9,233,037	3.5%	485,468	0	4.00%	201,478	464,210	5,238,428	6,960,549	75%
36-37	9,556,193	3.5%	490,323	0	4.00%	117,182	2,799,212	3,046,721	4,812,085	63%
37-38	9,890,660	3.5%	495,226	0	4.00%	137,412	106,656	3,572,703	5,392,899	66%
38-39	10,236,833	3.5%	500,179	0	4.00%	162,379	13,403	4,221,858	6,108,856	69%
39-40	10,595,122	3.5%	505,180	0	4.00%	119,330	1,743,785	3,102,583	5,077,863	61%
40-41	10,965,951	3.5%	510,232	0	4.00%	139,290	130,572	3,621,533	5,700,061	64%
41-42	11,349,759	3.5%	515,335	0	4.00%	70,564	2,372,775	1,834,656	4,043,643	45%
42-43	11,747,001	3.5%	520,488	0	4.00%	93,206	24,993	2,423,358	4,780,202	51%
43-44	12,158,146	3.5%	525,693	0	4.00%	116,911	26,265	3,039,697	5,562,954	55%
44-45	12,583,681	3.5%	530,950	0	4.00%	133,542	232,098	3,472,091	6,182,558	56%
45-46	13,024,110	3.5%	536,259	0	4.00%	154,052	157,060	4,005,341	6,924,791	58%
46-47	13,479,954	3.5%	541,622	0	4.00%	139,571	1,057,682	3,628,852	6,784,953	53%
47-48	13,951,752	3.5%	547,038	0	4.00%	150,284	418,788	3,907,386	7,326,414	53%
48-49	14,440,063	3.5%	552,508	0	4.00%	130,918	1,186,954	3,403,858	7,117,583	48%
49-50	14,945,466	3.5%	558,033	0	4.00%	148,506	249,243	3,861,155	7,898,688	49%
50-51	15,468,557	3.5%	563,614	0	4.00%	146,859	753,303	3,818,324	8,213,078	46%
51-52	16,009,956	3.5%	569,250	0	4.00%	79,051	2,411,309	2,055,316	6,851,052	30%
52-53	16,570,305	3.5%	574,942	0	4.00%	102,606	65,099	2,667,766	7,899,300	34%



This chart illustrates how the recommended funding plan performs over time.

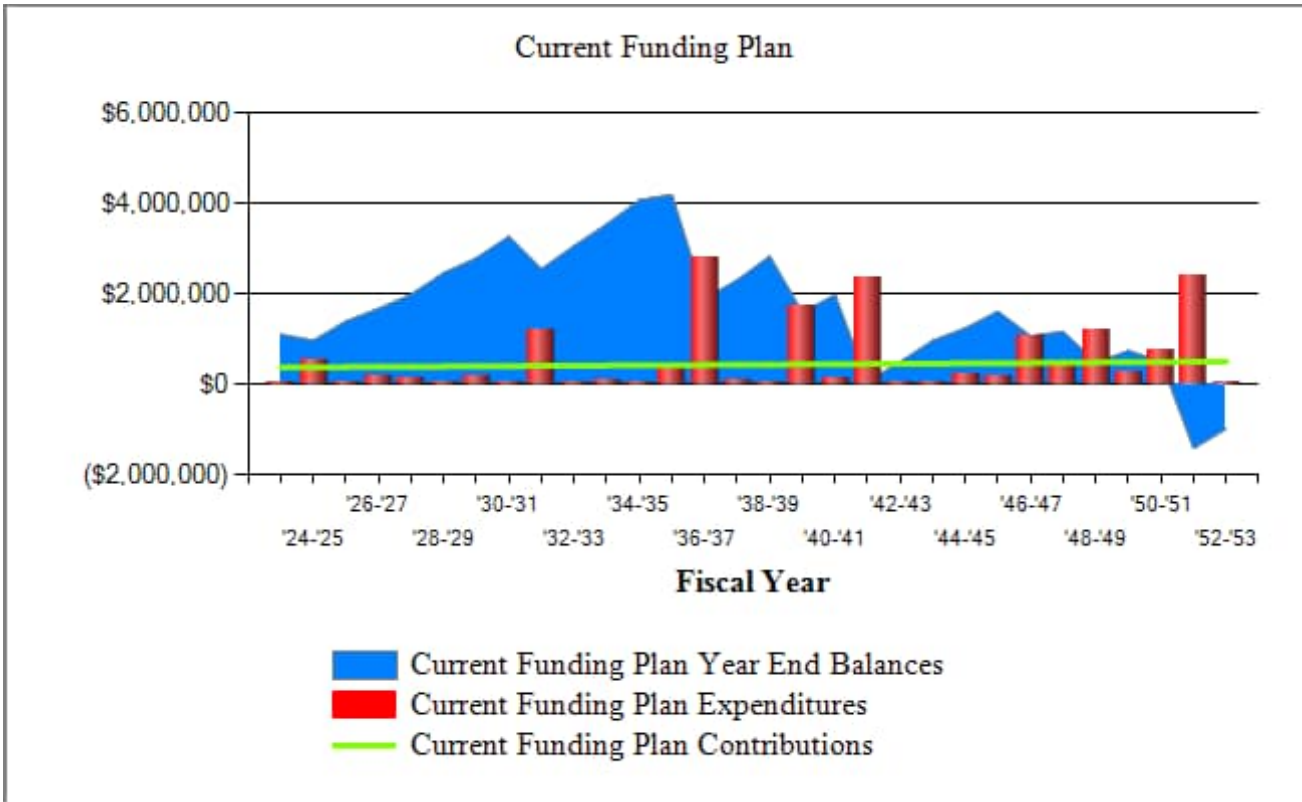


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Rivers Edge I Community Development District
Financial Summary - Current Funding Plan**

Beginning Balance: \$744,695 Fully Funded: \$2,811,242 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	6,110,269	3.5%	373,700	0	4.00%	42,427	57,720	1,103,102	3,164,750	35%
24-25	6,324,129	3.5%	377,437	0	4.00%	37,315	547,676	970,177	3,037,939	32%
25-26	6,545,473	3.5%	381,211	0	4.00%	53,584	11,783	1,393,189	3,472,864	40%
26-27	6,774,565	3.5%	385,023	0	4.00%	64,405	168,082	1,674,536	3,776,613	44%
27-28	7,011,675	3.5%	388,874	0	4.00%	76,400	153,414	1,986,396	4,118,641	48%
28-29	7,257,083	3.5%	392,762	0	4.00%	94,786	9,501	2,464,443	4,634,490	53%
29-30	7,511,081	3.5%	396,690	0	4.00%	107,375	176,748	2,791,760	5,010,767	56%
30-31	7,773,969	3.5%	400,657	0	4.00%	125,966	43,257	3,275,126	5,552,273	59%
31-32	8,046,058	3.5%	404,664	0	4.00%	98,223	1,224,219	2,553,793	4,904,817	52%
32-33	8,327,670	3.5%	408,710	0	4.00%	117,791	17,718	3,062,577	5,498,314	56%
33-34	8,619,138	3.5%	412,797	0	4.00%	136,235	69,507	3,542,102	6,074,388	58%
34-35	8,920,808	3.5%	416,925	0	4.00%	156,790	39,273	4,076,544	6,717,861	61%
35-36	9,233,037	3.5%	421,095	0	4.00%	161,337	464,210	4,194,766	6,960,549	60%
36-37	9,556,193	3.5%	425,305	0	4.00%	72,834	2,799,212	1,893,693	4,812,085	39%
37-38	9,890,660	3.5%	429,559	0	4.00%	88,664	106,656	2,305,260	5,392,899	43%
38-39	10,236,833	3.5%	433,854	0	4.00%	109,028	13,403	2,834,740	6,108,856	46%
39-40	10,595,122	3.5%	438,193	0	4.00%	61,166	1,743,785	1,590,313	5,077,863	31%
40-41	10,965,951	3.5%	442,575	0	4.00%	76,093	130,572	1,978,408	5,700,061	35%
41-42	11,349,759	3.5%	447,000	0	4.00%	2,105	2,372,775	54,739	4,043,643	1%
42-43	11,747,001	3.5%	451,470	0	4.00%	19,249	24,993	500,465	4,780,202	10%
43-44	12,158,146	3.5%	455,985	0	4.00%	37,207	26,265	967,392	5,562,954	17%
44-45	12,583,681	3.5%	460,545	0	4.00%	47,834	232,098	1,243,673	6,182,558	20%
45-46	13,024,110	3.5%	465,150	0	4.00%	62,071	157,060	1,613,833	6,924,791	23%
46-47	13,479,954	3.5%	469,802	0	4.00%	41,038	1,057,682	1,066,991	6,784,953	16%
47-48	13,951,752	3.5%	474,500	0	4.00%	44,908	418,788	1,167,611	7,326,414	16%
48-49	14,440,063	3.5%	479,245	0	4.00%	18,396	1,186,954	478,298	7,117,583	7%
49-50	14,945,466	3.5%	484,037	0	4.00%	28,524	249,243	741,616	7,898,688	9%
50-51	15,468,557	3.5%	488,878	0	4.00%	19,088	753,303	496,278	8,213,078	6%
51-52	16,009,956	3.5%	493,766	0	4.00%		2,411,309	-1,421,264	6,851,052	
52-53	16,570,305	3.5%	498,704	0	4.00%		65,099	-987,659	7,899,300	



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

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Beginning Balance	744,695	1,162,516	1,091,975	1,580,467	1,930,520	2,314,445	2,868,059	3,274,589	3,840,968	3,206,605
Annual Assessment	430,829	435,137	439,488	443,883	448,322	452,805	457,333	461,907	466,526	471,191
Interest Earned	44,712	41,999	60,787	74,251	89,017	110,310	125,946	147,730	123,331	146,403
Expenditures	57,720	547,676	11,783	168,082	153,414	9,501	176,748	43,257	1,224,219	17,718
Fully Funded Reserves	3,164,750	3,037,939	3,472,864	3,776,613	4,118,641	4,634,490	5,010,767	5,552,273	4,904,817	5,498,314
Percent Fully Funded	37%	36%	46%	51%	56%	62%	65%	69%	65%	69%
Ending Balance	1,162,516	1,091,975	1,580,467	1,930,520	2,314,445	2,868,059	3,274,589	3,840,968	3,206,605	3,806,481

Description

Misc. Site Components

Aluminium Flag Pole										
Monument Sign Refurbish Allowance					5,738					6,814
Pump/Filtration Allowance - Rivertown Main Entry	8,000	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903
Splash Pad Refurbishment Allowance - Rivertown ..			3,214					3,817		
Street Signage Allowance										
Misc. Site Components Total:	8,000	8,280	11,783	8,870	14,918	9,501	9,834	13,995	10,534	17,718

Street Lighting

Light Poles - Amenity Lot
Street Lights - CDD1

Street Lighting Total:

Site Lighting

Light Poles - Tennis Court
Light Poles/Fixtures - Pool
Walkway Pole Lights - Tennis Courts

Site Lighting Total:

Street/Parking Lot Resurfacing

Asphalt Mill/Overlay - Alley K
Asphalt Mill/Overlay - Alley L
Asphalt Mill/Overlay - Alley M
Asphalt Mill/Overlay - Alley P
Asphalt Mill/Overlay - Alley R
Asphalt Mill/Overlay - Alley S

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Street/Parking Lot Resurfacing continued...</i>										
Asphalt Mill/Overlay - Alley T										
Asphalt Mill/Overlay - Alleyways (Original Phases)									237,948	
Asphalt Mill/Overlay - Amenity Lot									126,098	
Asphalt Mill/Overlay - Baya Street									21,149	
Asphalt Mill/Overlay - Blackwater Way										
Asphalt Mill/Overlay - Cherry Laurel Place										
Asphalt Mill/Overlay - Chipola Drive										
Asphalt Mill/Overlay - Coosaw Court										
Asphalt Mill/Overlay - Edisto Place										
Asphalt Mill/Overlay - Flint Street									21,945	
Asphalt Mill/Overlay - Footbridge Road										
Asphalt Mill/Overlay - Kendall Crossing Drive (Ne..									78,380	
Asphalt Mill/Overlay - Kendall Crossing Drive (Ol..									42,121	
Asphalt Mill/Overlay - Keystone Corners Blvd.										
Asphalt Mill/Overlay - Landing Street										
Asphalt Mill/Overlay - Manteo Street									14,424	
Asphalt Mill/Overlay - Mascotte Street									17,410	
Asphalt Mill/Overlay - Narrowleaf Drive										
Asphalt Mill/Overlay - Olivette Street										
Asphalt Mill/Overlay - Orange Branch Trail										
Asphalt Mill/Overlay - Paw Park Lot										
Asphalt Mill/Overlay - Perdido Street										
Asphalt Mill/Overlay - Potter Street									14,424	
Asphalt Mill/Overlay - Rambling Water Run									116,209	
Asphalt Mill/Overlay - Rawlings Drive										
Asphalt Mill/Overlay - Rivertown Blvd.									68,579	
Asphalt Mill/Overlay - Riverwalk Blvd.						138,496				
Asphalt Mill/Overlay - Road DB										
Asphalt Mill/Overlay - Sapelo Place										
Asphalt Mill/Overlay - Secret River Trace										
Asphalt Mill/Overlay - Sternwheel Drive									135,013	
Asphalt Mill/Overlay - Vedure Street										

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Street/Parking Lot Resurfacing continued...</i>										
Asphalt Mill/Overlay - Waterfront Drive										
Asphalt Mill/Overlay - Yearling Blvd.										
Street/Parking Lot Resurfacing Total:					138,496				893,700	
Asphalt Walking Trails										
Asphalt Mill/Overlay - CDD 1										
Asphalt Walking Trails Total:										
Nature Trail Bridges										
Wood Bridges (774 LF)										
Nature Trail Bridges Total:										
Fencing/Gates										
Aluminium Fence 4Ft. - Community Garden										
Aluminium Fencing & Gates - Pool										
Aluminum Fence - Paw Park										
Chain Link Fencing - Tennis Courts										
Fencing/Gates Total:										
Misc. Building Components										
Cabinets/Tops (Social Director) - Fitness Center										
Restroom Refurbishment Allowance - Fitness Center									99,656	
Restroom Refurbishment Allowance - Riverhouse									67,947	
Rubber Flooring - Fitness Room										
Wood Cabinets/Stone Top - Cabana										
Wood Cabinets/Stone Tops - Riverhouse									6,479	
Misc. Building Components Total:									174,082	
Roofing										
Standing Seam Metal Roof - Community Garden										
Standing Seam Metal Roof - Fitness Center										
Standing Seam Metal Roof - Riverhouse										
Standing Seam Metal Roof - Riverhouse Cabana										
Standing Seam Metal Roof - Tennis Maintenance S..										

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Roofing continued...</i>										
Standing Seam Roof - Pool Pavilion										
Standing Seam Roof - Arbors Park Pavilion										
Standing Seam Roof - Main Street Park Mail Pavili..										
Standing Seam Roof - Northlake Park Pavilion										
Roofing Total:										
Exterior Painting										
Repair/Paint - Main Entry Features							17,210			
Siding/Trim - RH Cabana							3,245			
Siding/Trim Ceilings - Fitness Center							15,009			
Siding/Trim/Ceilings - Riverhouse							16,023			
Exterior Painting Total:							51,487			
MEP Components										
Air Handlers - Fitness Center				7,539						
Air Handlers - Riverhouse				7,539						
Heat Pump 1 - Fitness Center	9,000									
Heat Pump 1 - Riverhouse	5,580									
Heat Pump 2 - Fitness Center	9,000									
Heat Pump 2 - Riverhouse	5,580									
Heat Pump 3 - Riverhouse	5,580									
Heat Pump 3 - Riverhouse	5,580									
MEP Components Total:	40,320			15,079						
Furniture Fixtures Equipment										
Camera System Partial Replace Allowance								10,178		
Fire Alarm Panels									10,008	
Furniture Allowance - Riverhouse									15,802	
Patio Furniture Allowance - Riverhouse				33,262					39,504	
Pool Furniture Replacement Allowance							61,463			
Furniture Fixtures Equipment Total:				33,262			61,463	10,178	65,314	

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Swimming Pools										
Concrete Pavers - Pool Deck										
Fiberglass Refurbish Allowance - Pool Slide							30,731			
Pool Filtration Refurbish Allowance										
Pool Heater 1	9,400								12,378	
Pool Resurfacing - Family Pool		297,335								
Pool Resurfacing - Lap Pool		214,220								
Starting Platforms									26,863	
Swimming Pools Total:	9,400	511,555					30,731		39,241	
Tennis Courts										
Tennis Court Replenish Allowance		19,561					23,233			
Tennis Courts Total:		19,561					23,233			
Mail Facilities										
Pedestal Cluster Mailboxes - Arbors										
Pedestal Cluster Mailboxes - Chandler										
Pedestal Cluster Mailboxes - Gardens										
Pedestal Cluster Mailboxes - Groves										
Pedestal Cluster Mailboxes - Homestead										
Pedestal Cluster Mailboxes - Keystone Corner										
Pedestal Cluster Mailboxes - Narrow Leaf										
Pedestal Cluster Mailboxes - Sapelo Street										
Pedestal Cluster Mailboxes - Waterfront Drive										
Pedestal Cluster Mailboxes - Whirlaway										
Pedestal Cluster Mailboxes - Woodleaf										
Wall Mount Cluster Mailboxes - Main Street										
Mail Facilities Total:										
Pocket Parks - Equip/Site Furnishings										
Homestead										
Main Street				44,349						
Northlake										
The Arbors										

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Pocket Parks - Equip/Site Furnishings continued...</i>										
The Enclaves										
The Gardens										
The Groves										
Pocket Parks - Equip/Site Furnishings Total:				44,349						
Playground - Riverhouse										
Neos Play Equipment									32,920	
Play Equipment - Allowance				66,523						
Playground - Riverhouse Total:				66,523					32,920	
Paw Park										
Dog Play Equipment Allowance								19,084		
Shade Structure/Fabric - Paw Park									8,428	
Paw Park Total:								19,084	8,428	
Rolling Stock										
Golf Cart		8,280								
Polaris Utility Vehicle										
Rolling Stock Total:		8,280								
Operation Budget Funded										
Aluminum Pegola Over Pool				<i>Unfunded</i>						
Asphalt Seal Coating				<i>Unfunded</i>						
Basketball Court Coating				<i>Unfunded</i>						
Carpet - Meeting Rooms				<i>Unfunded</i>						
Ceiling Fans				<i>Unfunded</i>						
Coach Lights				<i>Unfunded</i>						
Dumpster Enclosure Gates				<i>Unfunded</i>						
Exterior Painting - Maintenance Buiding				<i>Unfunded</i>						
Exterior Painting - Park Pavilions				<i>Unfunded</i>						
Fitness Equipment - Leased				<i>Unfunded</i>						
Gas Grill				<i>Unfunded</i>						
Irrigation Repair				<i>Unfunded</i>						

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<i>Operation Budget Funded continued...</i>										
Kitchen Appliances	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Mail Pavilions Structure/Roof	<i>Unfunded</i>									
Pergola Repair/Paint - Riverhouse	<i>Unfunded</i>									
Pool Furniture Partial Replacement	<i>Unfunded</i>									
Pool Pumps/Equip Partial Replacement	<i>Unfunded</i>									
Pool Slide Frame - Painting	<i>Unfunded</i>									
Repair/Painting - Mail Pavilions	<i>Unfunded</i>									
Shredded Rubber Play Surface	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heaters	<i>Unfunded</i>									
Window Treatments	<i>Unfunded</i>									
Wood Floor Refinishing	<i>Unfunded</i>									
Components Not Included										
Basketball Court Replacement	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Pool Shells Replacement	<i>Unfunded</i>									
Site Utilities	<i>Unfunded</i>									
Stormwater System	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Year Total:	57,720	547,676	11,783	168,082	153,414	9,501	176,748	43,257	1,224,219	17,718

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Beginning Balance	3,806,481	4,381,392	5,015,692	5,238,428	3,046,721	3,572,703	4,221,858	3,102,583	3,621,533	1,834,656
Annual Assessment	475,903	480,662	485,468	490,323	495,226	500,179	505,180	510,232	515,335	520,488
Interest Earned	168,515	192,911	201,478	117,182	137,412	162,379	119,330	139,290	70,564	93,206
Expenditures	69,507	39,273	464,210	2,799,212	106,656	13,403	1,743,785	130,572	2,372,775	24,993
Fully Funded Reserves	6,074,388	6,717,861	6,960,549	4,812,085	5,392,899	6,108,856	5,077,863	5,700,061	4,043,643	4,780,202
Percent Fully Funded	72%	75%	75%	63%	66%	69%	61%	64%	45%	51%
Ending Balance	4,381,392	5,015,692	5,238,428	3,046,721	3,572,703	4,221,858	3,102,583	3,621,533	1,834,656	2,423,358

Description

Misc. Site Components

Aluminium Flag Pole									7,058	
Monument Sign Refurbish Allowance					8,093					9,613
Pump/Filtration Allowance - Rivertown Main Entry	11,285	11,680	12,089	12,512	12,950	13,403	13,872	14,357	14,860	15,380
Splash Pad Refurbishment Allowance - Rivertown ..			4,533					5,384		
Street Signage Allowance				12,512						
Misc. Site Components Total:	11,285	11,680	16,622	25,023	21,043	13,403	13,872	19,741	21,918	24,993

Street Lighting

Light Poles - Amenity Lot	5,078									
Street Lights - CDD1									1,855,632	
Street Lighting Total:	5,078								1,855,632	

Site Lighting

Light Poles - Tennis Court									62,412	
Light Poles/Fixtures - Pool	12,695									
Walkway Pole Lights - Tennis Courts									6,687	
Site Lighting Total:	12,695								69,099	

Street/Parking Lot Resurfacing

Asphalt Mill/Overlay - Alley K							13,692			
Asphalt Mill/Overlay - Alley L							12,060			
Asphalt Mill/Overlay - Alley M							12,060			
Asphalt Mill/Overlay - Alley P							12,118			
Asphalt Mill/Overlay - Alley R							21,382			
Asphalt Mill/Overlay - Alley S							10,371			

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Street/Parking Lot Resurfacing continued...</i>										
Asphalt Mill/Overlay - Alley T							4,049			
Asphalt Mill/Overlay - Alleyways (Original Phases)										
Asphalt Mill/Overlay - Amenity Lot										
Asphalt Mill/Overlay - Baya Street										
Asphalt Mill/Overlay - Blackwater Way							52,319			
Asphalt Mill/Overlay - Cherry Laurel Place							52,203			
Asphalt Mill/Overlay - Chipola Drive							55,757			
Asphalt Mill/Overlay - Coosaw Court							47,163			
Asphalt Mill/Overlay - Edisto Place							42,182			
Asphalt Mill/Overlay - Flint Street										
Asphalt Mill/Overlay - Footbridge Road				115,319						
Asphalt Mill/Overlay - Kendall Crossing Drive (Ne..										
Asphalt Mill/Overlay - Kendall Crossing Drive (Ol..										
Asphalt Mill/Overlay - Keystone Corners Blvd.								42,633		
Asphalt Mill/Overlay - Landing Street			46,913							
Asphalt Mill/Overlay - Manteo Street										
Asphalt Mill/Overlay - Mascotte Street										
Asphalt Mill/Overlay - Narrowleaf Drive							85,703			
Asphalt Mill/Overlay - Olivette Street							108,892			
Asphalt Mill/Overlay - Orange Branch Trail							463,095			
Asphalt Mill/Overlay - Paw Park Lot							17,304			
Asphalt Mill/Overlay - Perdido Street							163,833			
Asphalt Mill/Overlay - Potter Street										
Asphalt Mill/Overlay - Rambling Water Run										
Asphalt Mill/Overlay - Rawlings Drive							139,129			
Asphalt Mill/Overlay - Rivertown Blvd.										
Asphalt Mill/Overlay - Riverwalk Blvd.										
Asphalt Mill/Overlay - Road DB							10,808			
Asphalt Mill/Overlay - Sapelo Place							52,756			
Asphalt Mill/Overlay - Secret River Trace							29			
Asphalt Mill/Overlay - Sternwheel Drive										
Asphalt Mill/Overlay - Vedure Street				18,813						

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Street/Parking Lot Resurfacing continued...</i>										
Asphalt Mill/Overlay - Waterfront Drive							160,016			
Asphalt Mill/Overlay - Yearling Blvd.				57,804						
Street/Parking Lot Resurfacing Total:			46,913	191,935			1,536,921	42,633		
Asphalt Walking Trails										
Asphalt Mill/Overlay - CDD 1				1,417,019						
Asphalt Walking Trails Total:				1,417,019						
Nature Trail Bridges										
Wood Bridges (774 LF)				271,503						
Nature Trail Bridges Total:				271,503						
Fencing/Gates										
Aluminium Fence 4Ft. - Community Garden									17,475	
Aluminium Fencing & Gates - Pool									65,922	
Aluminum Fence - Paw Park										
Chain Link Fencing - Tennis Courts	40,449									
Fencing/Gates Total:	40,449								83,398	
Misc. Building Components										
Cabinets/Tops (Social Director) - Fitness Center				3,753						
Restroom Refurbishment Allowance - Fitness Center										
Restroom Refurbishment Allowance - Riverhouse										
Rubber Flooring - Fitness Room						17,814				
Wood Cabinets/Stone Top - Cabana				5,005						
Wood Cabinets/Stone Tops - Riverhouse										
Misc. Building Components Total:				8,758	17,814					
Roofing										
Standing Seam Metal Roof - Community Garden										
Standing Seam Metal Roof - Fitness Center										
Standing Seam Metal Roof - Riverhouse										
Standing Seam Metal Roof - Riverhouse Cabana										
Standing Seam Metal Roof - Tennis Maintenance S..										

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Roofing continued...</i>										
Standing Seam Roof - Pool Pavilion										
Standing Seam Roof - Arbors Park Pavilion			16,320							
Standing Seam Roof - Main Street Park Mail Pavili..			13,056							
Standing Seam Roof - Northlake Park Pavilion			21,759							
Roofing Total:			51,135							
Exterior Painting										
Repair/Paint - Main Entry Features					22,662					
Siding/Trim - RH Cabana					4,273					
Siding/Trim Ceilings - Fitness Center					19,764					
Siding/Trim/Ceilings - Riverhouse					21,100					
Exterior Painting Total:					67,799					
MEP Components										
Air Handlers - Fitness Center									12,631	
Air Handlers - Riverhouse									12,631	
Heat Pump 1 - Fitness Center			13,600							
Heat Pump 1 - Riverhouse			8,432							
Heat Pump 2 - Fitness Center			13,600							
Heat Pump 2 - Riverhouse			8,432							
Heat Pump 3 - Riverhouse			8,432							
Heat Pump 3 - Riverhouse			8,432							
MEP Components Total:			60,926						25,262	
Furniture Fixtures Equipment										
Camera System Partial Replace Allowance								14,357		
Fire Alarm Panels										
Furniture Allowance - Riverhouse										
Patio Furniture Allowance - Riverhouse				46,919					55,725	
Pool Furniture Replacement Allowance							86,699			
Furniture Fixtures Equipment Total:				46,919			86,699	14,357	55,725	

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Swimming Pools										
Concrete Pavers - Pool Deck										
Fiberglass Refurbish Allowance - Pool Slide							43,350			
Pool Filtration Refurbish Allowance									55,725	
Pool Heater 1							16,299			
Pool Resurfacing - Family Pool				449,293						
Pool Resurfacing - Lap Pool				323,701						
Starting Platforms										
Swimming Pools Total:				772,995			59,649		55,725	
Tennis Courts										
Tennis Court Replenish Allowance		27,593					32,772			
Tennis Courts Total:		27,593					32,772			
Mail Facilities										
Pedestal Cluster Mailboxes - Arbors										
Pedestal Cluster Mailboxes - Chandler										
Pedestal Cluster Mailboxes - Gardens										
Pedestal Cluster Mailboxes - Groves										
Pedestal Cluster Mailboxes - Homestead										
Pedestal Cluster Mailboxes - Keystone Corner										
Pedestal Cluster Mailboxes - Narrow Leaf				12,199						
Pedestal Cluster Mailboxes - Sapelo Street				28,464						
Pedestal Cluster Mailboxes - Waterfront Drive				24,398						
Pedestal Cluster Mailboxes - Whirlaway										
Pedestal Cluster Mailboxes - Woodleaf										
Wall Mount Cluster Mailboxes - Main Street									20,269	
Mail Facilities Total:				65,061					20,269	
Pocket Parks - Equip/Site Furnishings										
Homestead			24,177							
Main Street									74,300	
Northlake			90,664							
The Arbors			90,664							

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Pocket Parks - Equip/Site Furnishings continued...</i>										
The Enclaves			30,221							
The Gardens			30,221							
The Groves			22,666							
Pocket Parks - Equip/Site Furnishings Total:			288,614						74,300	
Playground - Riverhouse										
Neos Play Equipment										
Play Equipment - Allowance									111,449	
Playground - Riverhouse Total:									111,449	
Paw Park										
Dog Play Equipment Allowance								26,920		
Shade Structure/Fabric - Paw Park										
Paw Park Total:								26,920		
Rolling Stock										
Golf Cart							13,872			
Polaris Utility Vehicle								26,920		
Rolling Stock Total:							13,872	26,920		
Operation Budget Funded										
Aluminum Pegola Over Pool										<i>Unfunded</i>
Asphalt Seal Coating										<i>Unfunded</i>
Basketball Court Coating										<i>Unfunded</i>
Carpet - Meeting Rooms										<i>Unfunded</i>
Ceiling Fans										<i>Unfunded</i>
Coach Lights										<i>Unfunded</i>
Dumpster Enclosure Gates										<i>Unfunded</i>
Exterior Painting - Maintenance Buiding										<i>Unfunded</i>
Exterior Painting - Park Pavilions										<i>Unfunded</i>
Fitness Equipment - Leased										<i>Unfunded</i>
Gas Grill										<i>Unfunded</i>
Irrigation Repair										<i>Unfunded</i>

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<i>Operation Budget Funded continued...</i>										
Kitchen Appliances	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Mail Pavilions Structure/Roof	<i>Unfunded</i>									
Pergola Repair/Paint - Riverhouse	<i>Unfunded</i>									
Pool Furniture Partial Replacement	<i>Unfunded</i>									
Pool Pumps/Equip Partial Replacement	<i>Unfunded</i>									
Pool Slide Frame - Painting	<i>Unfunded</i>									
Repair/Painting - Mail Pavilions	<i>Unfunded</i>									
Shredded Rubber Play Surface	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heaters	<i>Unfunded</i>									
Window Treatments	<i>Unfunded</i>									
Wood Floor Refinishing	<i>Unfunded</i>									
Components Not Included										
Basketball Court Replacement	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Pool Shells Replacement	<i>Unfunded</i>									
Site Utilities	<i>Unfunded</i>									
Stormwater System	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Year Total:	69,507	39,273	464,210	2,799,212	106,656	13,403	1,743,785	130,572	2,372,775	24,993

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Beginning Balance	2,423,358	3,039,697	3,472,091	4,005,341	3,628,852	3,907,386	3,403,858	3,861,155	3,818,324	2,055,316
Annual Assessment	525,693	530,950	536,259	541,622	547,038	552,508	558,033	563,614	569,250	574,942
Interest Earned	116,911	133,542	154,052	139,571	150,284	130,918	148,506	146,859	79,051	102,606
Expenditures	26,265	232,098	157,060	1,057,682	418,788	1,186,954	249,243	753,303	2,411,309	65,099
Fully Funded Reserves	5,562,954	6,182,558	6,924,791	6,784,953	7,326,414	7,117,583	7,898,688	8,213,078	6,851,052	7,899,300
Percent Fully Funded	55%	56%	58%	53%	53%	48%	49%	46%	30%	34%
Ending Balance	3,039,697	3,472,091	4,005,341	3,628,852	3,907,386	3,403,858	3,861,155	3,818,324	2,055,316	2,667,766

Description

Misc. Site Components

Aluminium Flag Pole										
Monument Sign Refurbish Allowance					11,417					13,559
Pump/Filtration Allowance - Rivertown Main Entry	15,918	16,475	17,052	17,649	18,267	18,906	19,568	20,253	20,961	21,695
Splash Pad Refurbishment Allowance - Rivertown ..			6,395					7,595		
Street Signage Allowance										
Misc. Site Components Total:	15,918	16,475	23,447	17,649	29,683	18,906	19,568	27,847	20,961	35,254

Street Lighting

Light Poles - Amenity Lot
Street Lights - CDD1

Street Lighting Total:

Site Lighting

Light Poles - Tennis Court
Light Poles/Fixtures - Pool
Walkway Pole Lights - Tennis Courts

Site Lighting Total:

Street/Parking Lot Resurfacing

Asphalt Mill/Overlay - Alley K
Asphalt Mill/Overlay - Alley L
Asphalt Mill/Overlay - Alley M
Asphalt Mill/Overlay - Alley P
Asphalt Mill/Overlay - Alley R
Asphalt Mill/Overlay - Alley S

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Street/Parking Lot Resurfacing continued...</i>										
Asphalt Mill/Overlay - Alley T										
Asphalt Mill/Overlay - Alleyways (Original Phases)									473,467	
Asphalt Mill/Overlay - Amenity Lot									250,908	
Asphalt Mill/Overlay - Baya Street									42,082	
Asphalt Mill/Overlay - Blackwater Way										
Asphalt Mill/Overlay - Cherry Laurel Place										
Asphalt Mill/Overlay - Chipola Drive										
Asphalt Mill/Overlay - Coosaw Court										
Asphalt Mill/Overlay - Edisto Place										
Asphalt Mill/Overlay - Flint Street									43,667	
Asphalt Mill/Overlay - Footbridge Road										
Asphalt Mill/Overlay - Kendall Crossing Drive (Ne..									155,959	
Asphalt Mill/Overlay - Kendall Crossing Drive (Ol..									83,812	
Asphalt Mill/Overlay - Keystone Corners Blvd.										
Asphalt Mill/Overlay - Landing Street										
Asphalt Mill/Overlay - Manteo Street									28,700	
Asphalt Mill/Overlay - Mascotte Street									34,643	
Asphalt Mill/Overlay - Narrowleaf Drive										
Asphalt Mill/Overlay - Olivette Street										
Asphalt Mill/Overlay - Orange Branch Trail										
Asphalt Mill/Overlay - Paw Park Lot										
Asphalt Mill/Overlay - Perdido Street										
Asphalt Mill/Overlay - Potter Street									28,700	
Asphalt Mill/Overlay - Rambling Water Run									231,231	
Asphalt Mill/Overlay - Rawlings Drive										
Asphalt Mill/Overlay - Rivertown Blvd.									136,459	
Asphalt Mill/Overlay - Riverwalk Blvd.						275,578				
Asphalt Mill/Overlay - Road DB										
Asphalt Mill/Overlay - Sapelo Place										
Asphalt Mill/Overlay - Secret River Trace										
Asphalt Mill/Overlay - Sternwheel Drive									268,647	
Asphalt Mill/Overlay - Vedure Street										

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Street/Parking Lot Resurfacing continued...</i>										
Asphalt Mill/Overlay - Waterfront Drive										
Asphalt Mill/Overlay - Yearling Blvd.										
Street/Parking Lot Resurfacing Total:					275,578				1,778,275	
Asphalt Walking Trails										
Asphalt Mill/Overlay - CDD 1										
Asphalt Walking Trails Total:										
Nature Trail Bridges										
Wood Bridges (774 LF)										
Nature Trail Bridges Total:										
Fencing/Gates										
Aluminium Fence 4Ft. - Community Garden										
Aluminium Fencing & Gates - Pool										
Aluminum Fence - Paw Park								98,032		
Chain Link Fencing - Tennis Courts										
Fencing/Gates Total:								98,032		
Misc. Building Components										
Cabinets/Tops (Social Director) - Fitness Center										
Restroom Refurbishment Allowance - Fitness Center								198,295		
Restroom Refurbishment Allowance - Riverhouse								135,201		
Rubber Flooring - Fitness Room										29,844
Wood Cabinets/Stone Top - Cabana										
Wood Cabinets/Stone Tops - Riverhouse								12,891		
Misc. Building Components Total:								346,387	29,844	
Roofing										
Standing Seam Metal Roof - Community Garden										
Standing Seam Metal Roof - Fitness Center					360,038					
Standing Seam Metal Roof - Riverhouse					370,627					
Standing Seam Metal Roof - Riverhouse Cabana					21,179					
Standing Seam Metal Roof - Tennis Maintenance S..					22,767					

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Roofing continued...</i>										
Standing Seam Roof - Pool Pavilion										
Standing Seam Roof - Arbors Park Pavilion								27,341		
Standing Seam Roof - Main Street Park Mail Pavili..								21,873		
Standing Seam Roof - Northlake Park Pavilion								36,455		
Roofing Total:				774,611				85,668		
Exterior Painting										
Repair/Paint - Main Entry Features			29,841							
Siding/Trim - RH Cabana			5,627							
Siding/Trim Ceilings - Fitness Center			26,026							
Siding/Trim/Ceilings - Riverhouse			27,784							
Exterior Painting Total:			89,278							
MEP Components										
Air Handlers - Fitness Center										
Air Handlers - Riverhouse										
Heat Pump 1 - Fitness Center					20,550					
Heat Pump 1 - Riverhouse					12,741					
Heat Pump 2 - Fitness Center					20,550					
Heat Pump 2 - Riverhouse					12,741					
Heat Pump 3 - Riverhouse					12,741					
Heat Pump 3 - Riverhouse					12,741					
MEP Components Total:					92,064					
Furniture Fixtures Equipment										
Camera System Partial Replace Allowance								20,253		
Fire Alarm Panels									19,913	
Furniture Allowance - Riverhouse									31,442	
Patio Furniture Allowance - Riverhouse				66,183					78,605	
Pool Furniture Replacement Allowance							122,298			
Furniture Fixtures Equipment Total:				66,183			122,298	20,253	129,961	

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Swimming Pools										
Concrete Pavers - Pool Deck				199,239						
Fiberglass Refurbish Allowance - Pool Slide							61,149			
Pool Filtration Refurbish Allowance										
Pool Heater 1					21,463					
Pool Resurfacing - Family Pool						678,913				
Pool Resurfacing - Lap Pool						489,135				
Starting Platforms									53,452	
Swimming Pools Total:				199,239	21,463	1,168,048	61,149		53,452	
Tennis Courts										
Tennis Court Replenish Allowance		38,923					46,229			
Tennis Courts Total:		38,923					46,229			
Mail Facilities										
Pedestal Cluster Mailboxes - Arbors		53,545								
Pedestal Cluster Mailboxes - Chandler		37,482								
Pedestal Cluster Mailboxes - Gardens		10,709								
Pedestal Cluster Mailboxes - Groves		16,064								
Pedestal Cluster Mailboxes - Homestead		48,191								
Pedestal Cluster Mailboxes - Keystone Corner	10,347									
Pedestal Cluster Mailboxes - Narrow Leaf										
Pedestal Cluster Mailboxes - Sapelo Street										
Pedestal Cluster Mailboxes - Waterfront Drive										
Pedestal Cluster Mailboxes - Whirlaway		10,709								
Pedestal Cluster Mailboxes - Woodleaf			44,335							
Wall Mount Cluster Mailboxes - Main Street										
Mail Facilities Total:	10,347	176,699	44,335							
Pocket Parks - Equip/Site Furnishings										
Homestead								40,505		
Main Street										
Northlake								151,894		
The Arbors								151,894		

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Pocket Parks - Equip/Site Furnishings continued...</i>										
The Enclaves								50,631		
The Gardens								50,631		
The Groves								37,974		
Pocket Parks - Equip/Site Furnishings Total:								483,529		
Playground - Riverhouse										
Neos Play Equipment									65,504	
Play Equipment - Allowance										
Playground - Riverhouse Total:									65,504	
Paw Park										
Dog Play Equipment Allowance								37,974		
Shade Structure/Fabric - Paw Park									16,769	
Paw Park Total:								37,974	16,769	
Rolling Stock										
Golf Cart										
Polaris Utility Vehicle										
Rolling Stock Total:										
Operation Budget Funded										
Aluminum Pegola Over Pool										<i>Unfunded</i>
Asphalt Seal Coating										<i>Unfunded</i>
Basketball Court Coating										<i>Unfunded</i>
Carpet - Meeting Rooms										<i>Unfunded</i>
Ceiling Fans										<i>Unfunded</i>
Coach Lights										<i>Unfunded</i>
Dumpster Enclosure Gates										<i>Unfunded</i>
Exterior Painting - Maintenance Buiding										<i>Unfunded</i>
Exterior Painting - Park Pavilions										<i>Unfunded</i>
Fitness Equipment - Leased										<i>Unfunded</i>
Gas Grill										<i>Unfunded</i>
Irrigation Repair										<i>Unfunded</i>

**Rivers Edge I Community Development District
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<i>Operation Budget Funded continued...</i>										
Kitchen Appliances	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Mail Pavilions Structure/Roof	<i>Unfunded</i>									
Pergola Repair/Paint - Riverhouse	<i>Unfunded</i>									
Pool Furniture Partial Replacement	<i>Unfunded</i>									
Pool Pumps/Equip Partial Replacement	<i>Unfunded</i>									
Pool Slide Frame - Painting	<i>Unfunded</i>									
Repair/Painting - Mail Pavilions	<i>Unfunded</i>									
Shredded Rubber Play Surface	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heaters	<i>Unfunded</i>									
Window Treatments	<i>Unfunded</i>									
Wood Floor Refinishing	<i>Unfunded</i>									
Components Not Included										
Basketball Court Replacement	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Pool Shells Replacement	<i>Unfunded</i>									
Site Utilities	<i>Unfunded</i>									
Stormwater System	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Year Total:	26,265	232,098	157,060	1,057,682	418,788	1,186,954	249,243	753,303	2,411,309	65,099

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 23-24	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	8,000
MEP Components	
Heat Pump 1 - Fitness Center	9,000
Heat Pump 1 - Riverhouse	5,580
Heat Pump 2 - Fitness Center	9,000
Heat Pump 2 - Riverhouse	5,580
Heat Pump 3 - Riverhouse	5,580
Heat Pump 3 - Riverhouse	5,580
Swimming Pools	
Pool Heater 1	9,400
Total for 2023 - 2024	<u>\$57,720</u>
 Replacement Year 24-25	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	8,280
Swimming Pools	
Pool Resurfacing - Family Pool	297,335
Pool Resurfacing - Lap Pool	214,220
Tennis Courts	
Tennis Court Replenish Allowance	19,561
Rolling Stock	
Golf Cart	8,280
Total for 2024 - 2025	<u>\$547,676</u>
 Replacement Year 25-26	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	8,570
Splash Pad Refurbishment Allowance - Rivertown Main	3,214
Total for 2025 - 2026	<u>\$11,783</u>
 Replacement Year 26-27	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	8,870

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
MEP Components	
Air Handlers - Fitness Center	7,539
Air Handlers - Riverhouse	7,539
Furniture Fixtures Equipment	
Patio Furniture Allowance - Riverhouse	33,262
Pocket Parks - Equip/Site Furnishings	
Main Street	44,349
Playground - Riverhouse	
Play Equipment - Allowance	66,523
Total for 2026 - 2027	<u>\$168,082</u>
 Replacement Year 27-28	
Misc. Site Components	
Monument Sign Refurbish Allowance	5,738
Pump/Filtration Allowance - Rivertown Main Entry	9,180
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Riverwalk Blvd.	138,496
Total for 2027 - 2028	<u>\$153,414</u>
 Replacement Year 28-29	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	9,501
Total for 2028 - 2029	<u>\$9,501</u>
 Replacement Year 29-30	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	9,834
Exterior Painting	
Repair/Paint - Main Entry Features	17,210
Siding/Trim - RH Cabana	3,245
Siding/Trim Ceilings - Fitness Center	15,009
Siding/Trim/Ceilings - Riverhouse	16,023
Furniture Fixtures Equipment	
Pool Furniture Replacement Allowance	61,463

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Swimming Pools	
Fiberglass Refurbish Allowance - Pool Slide	30,731
Tennis Courts	
Tennis Court Replenish Allowance	23,233
Total for 2029 - 2030	<u>\$176,748</u>
 Replacement Year 30-31	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	10,178
Splash Pad Refurbishment Allowance - Rivertown Main	3,817
Furniture Fixtures Equipment	
Camera System Partial Replace Allowance	10,178
Paw Park	
Dog Play Equipment Allowance	19,084
Total for 2030 - 2031	<u>\$43,257</u>
 Replacement Year 31-32	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	10,534
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Alleyways (Original Phases)	237,948
Asphalt Mill/Overlay - Amenity Lot	126,098
Asphalt Mill/Overlay - Baya Street	21,149
Asphalt Mill/Overlay - Flint Street	21,945
Asphalt Mill/Overlay - Kendall Crossing Drive (New)	78,380
Asphalt Mill/Overlay - Kendall Crossing Drive (Old)	42,121
Asphalt Mill/Overlay - Manteo Street	14,424
Asphalt Mill/Overlay - Mascotte Street	17,410
Asphalt Mill/Overlay - Potter Street	14,424
Asphalt Mill/Overlay - Rambling Water Run	116,209
Asphalt Mill/Overlay - Rivertown Blvd.	68,579
Asphalt Mill/Overlay - Sternwheel Drive	135,013
Misc. Building Components	
Restroom Refurbishment Allowance - Fitness Center	99,656

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 31-32 continued...</i>	
Restroom Refurbishment Allowance - Riverhouse	67,947
Wood Cabinets/Stone Tops - Riverhouse	6,479
Furniture Fixtures Equipment	
Fire Alarm Panels	10,008
Furniture Allowance - Riverhouse	15,802
Patio Furniture Allowance - Riverhouse	39,504
Swimming Pools	
Pool Heater 1	12,378
Starting Platforms	26,863
Playground - Riverhouse	
Neos Play Equipment	32,920
Paw Park	
Shade Structure/Fabric - Paw Park	8,428
Total for 2031 - 2032	<u>\$1,224,219</u>
 Replacement Year 32-33	
Misc. Site Components	
Monument Sign Refurbish Allowance	6,814
Pump/Filtration Allowance - Rivertown Main Entry	10,903
Total for 2032 - 2033	<u>\$17,718</u>
 Replacement Year 33-34	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	11,285
Street Lighting	
Light Poles - Amenity Lot	5,078
Site Lighting	
Light Poles/Fixtures - Pool	12,695
Fencing/Gates	
Chain Link Fencing - Tennis Courts	40,449
Total for 2033 - 2034	<u>\$69,507</u>
 Replacement Year 34-35	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	11,680

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
Tennis Courts	
Tennis Court Replenish Allowance	27,593
Total for 2034 - 2035	<u>\$39,273</u>
 Replacement Year 35-36	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	12,089
Splash Pad Refurbishment Allowance - Rivertown Main	4,533
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Landing Street	46,913
Roofing	
Standing Seam Roof - Arbors Park Pavilion	16,320
Standing Seam Roof - Main Street Park Mail Pavilion	13,056
Standing Seam Roof - Northlake Park Pavilion	21,759
MEP Components	
Heat Pump 1 - Fitness Center	13,600
Heat Pump 1 - Riverhouse	8,432
Heat Pump 2 - Fitness Center	13,600
Heat Pump 2 - Riverhouse	8,432
Heat Pump 3 - Riverhouse	8,432
Heat Pump 3 - Riverhouse	8,432
Pocket Parks - Equip/Site Furnishings	
Homestead	24,177
Northlake	90,664
The Arbors	90,664
The Enclaves	30,221
The Gardens	30,221
The Groves	22,666
Total for 2035 - 2036	<u>\$464,210</u>
 Replacement Year 36-37	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	12,512
Street Signage Allowance	12,512

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 36-37 continued...</i>	
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Footbridge Road	115,319
Asphalt Mill/Overlay - Vedure Street	18,813
Asphalt Mill/Overlay - Yearling Blvd.	57,804
Asphalt Walking Trails	
Asphalt Mill/Overlay - CDD 1	1,417,019
Nature Trail Bridges	
Wood Bridges (774 LF)	271,503
Misc. Building Components	
Cabinets/Tops (Social Director) - Fitness Center	3,753
Wood Cabinets/Stone Top - Cabana	5,005
Furniture Fixtures Equipment	
Patio Furniture Allowance - Riverhouse	46,919
Swimming Pools	
Pool Resurfacing - Family Pool	449,293
Pool Resurfacing - Lap Pool	323,701
Mail Facilities	
Pedestal Cluster Mailboxes - Narrow Leaf	12,199
Pedestal Cluster Mailboxes - Sapelo Street	28,464
Pedestal Cluster Mailboxes - Waterfront Drive	24,398
Total for 2036 - 2037	<u>\$2,799,212</u>
 Replacement Year 37-38	
Misc. Site Components	
Monument Sign Refurbish Allowance	8,093
Pump/Filtration Allowance - Rivertown Main Entry	12,950
Misc. Building Components	
Rubber Flooring - Fitness Room	17,814
Exterior Painting	
Repair/Paint - Main Entry Features	22,662
Siding/Trim - RH Cabana	4,273
Siding/Trim Ceilings - Fitness Center	19,764
Siding/Trim/Ceilings - Riverhouse	21,100
Total for 2037 - 2038	<u>\$106,656</u>

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 38-39	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	13,403
Total for 2038 - 2039	<u>\$13,403</u>
Replacement Year 39-40	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	13,872
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Alley K	13,692
Asphalt Mill/Overlay - Alley L	12,060
Asphalt Mill/Overlay - Alley M	12,060
Asphalt Mill/Overlay - Alley P	12,118
Asphalt Mill/Overlay - Alley R	21,382
Asphalt Mill/Overlay - Alley S	10,371
Asphalt Mill/Overlay - Alley T	4,049
Asphalt Mill/Overlay - Blackwater Way	52,319
Asphalt Mill/Overlay - Cherry Laurel Place	52,203
Asphalt Mill/Overlay - Chipola Drive	55,757
Asphalt Mill/Overlay - Coosaw Court	47,163
Asphalt Mill/Overlay - Edisto Place	42,182
Asphalt Mill/Overlay - Narrowleaf Drive	85,703
Asphalt Mill/Overlay - Olivette Street	108,892
Asphalt Mill/Overlay - Orange Branch Trail	463,095
Asphalt Mill/Overlay - Paw Park Lot	17,304
Asphalt Mill/Overlay - Perdido Street	163,833
Asphalt Mill/Overlay - Rawlings Drive	139,129
Asphalt Mill/Overlay - Road DB	10,808
Asphalt Mill/Overlay - Sapelo Place	52,756
Asphalt Mill/Overlay - Secret River Trace	29
Asphalt Mill/Overlay - Waterfront Drive	160,016
Furniture Fixtures Equipment	
Pool Furniture Replacement Allowance	86,699
Swimming Pools	
Fiberglass Refurbish Allowance - Pool Slide	43,350

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Pool Heater 1	16,299
Tennis Courts	
Tennis Court Replenish Allowance	32,772
Rolling Stock	
Golf Cart	13,872
Total for 2039 - 2040	<u>\$1,743,785</u>
 Replacement Year 40-41	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	14,357
Splash Pad Refurbishment Allowance - Rivertown Main	5,384
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Keystone Corners Blvd.	42,633
Furniture Fixtures Equipment	
Camera System Partial Replace Allowance	14,357
Paw Park	
Dog Play Equipment Allowance	26,920
Rolling Stock	
Polaris Utility Vehicle	26,920
Total for 2040 - 2041	<u>\$130,572</u>
 Replacement Year 41-42	
Misc. Site Components	
Aluminium Flag Pole	7,058
Pump/Filtration Allowance - Rivertown Main Entry	14,860
Street Lighting	
Street Lights - CDD1	1,855,632
Site Lighting	
Light Poles - Tennis Court	62,412
Walkway Pole Lights - Tennis Courts	6,687
Fencing/Gates	
Aluminium Fence 4Ft. - Community Garden	17,475
Aluminium Fencing & Gates - Pool	65,922

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 41-42 continued...</i>	
MEP Components	
Air Handlers - Fitness Center	12,631
Air Handlers - Riverhouse	12,631
Furniture Fixtures Equipment	
Patio Furniture Allowance - Riverhouse	55,725
Swimming Pools	
Pool Filtration Refurbish Allowance	55,725
Mail Facilities	
Wall Mount Cluster Mailboxes - Main Street	20,269
Pocket Parks - Equip/Site Furnishings	
Main Street	74,300
Playground - Riverhouse	
Play Equipment - Allowance	111,449
Total for 2041 - 2042	<u>\$2,372,775</u>
 Replacement Year 42-43	
Misc. Site Components	
Monument Sign Refurbish Allowance	9,613
Pump/Filtration Allowance - Rivertown Main Entry	15,380
Total for 2042 - 2043	<u>\$24,993</u>
 Replacement Year 43-44	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	15,918
Mail Facilities	
Pedestal Cluster Mailboxes - Keystone Corner	10,347
Total for 2043 - 2044	<u>\$26,265</u>
 Replacement Year 44-45	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	16,475
Tennis Courts	
Tennis Court Replenish Allowance	38,923

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 44-45 continued...</i>	
Mail Facilities	
Pedestal Cluster Mailboxes - Arbors	53,545
Pedestal Cluster Mailboxes - Chandler	37,482
Pedestal Cluster Mailboxes - Gardens	10,709
Pedestal Cluster Mailboxes - Groves	16,064
Pedestal Cluster Mailboxes - Homestead	48,191
Pedestal Cluster Mailboxes - Whirlaway	10,709
Total for 2044 - 2045	<u>\$232,098</u>
Replacement Year 45-46	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	17,052
Splash Pad Refurbishment Allowance - Rivertown Main	6,395
Exterior Painting	
Repair/Paint - Main Entry Features	29,841
Siding/Trim - RH Cabana	5,627
Siding/Trim Ceilings - Fitness Center	26,026
Siding/Trim/Ceilings - Riverhouse	27,784
Mail Facilities	
Pedestal Cluster Mailboxes - Woodleaf	44,335
Total for 2045 - 2046	<u>\$157,060</u>
Replacement Year 46-47	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	17,649
Roofing	
Standing Seam Metal Roof - Fitness Center	360,038
Standing Seam Metal Roof - Riverhouse	370,627
Standing Seam Metal Roof - Riverhouse Cabana	21,179
Standing Seam Metal Roof - Tennis Maintenance Shop	22,767
Furniture Fixtures Equipment	
Patio Furniture Allowance - Riverhouse	66,183
Swimming Pools	
Concrete Pavers - Pool Deck	199,239
Total for 2046 - 2047	<u>\$1,057,682</u>

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 47-48	
Misc. Site Components	
Monument Sign Refurbish Allowance	11,417
Pump/Filtration Allowance - Rivertown Main Entry	18,267
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Riverwalk Blvd.	275,578
MEP Components	
Heat Pump 1 - Fitness Center	20,550
Heat Pump 1 - Riverhouse	12,741
Heat Pump 2 - Fitness Center	20,550
Heat Pump 2 - Riverhouse	12,741
Heat Pump 3 - Riverhouse	12,741
Heat Pump 3 - Riverhouse	12,741
Swimming Pools	
Pool Heater 1	21,463
Total for 2047 - 2048	<u>\$418,788</u>
 Replacement Year 48-49	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	18,906
Swimming Pools	
Pool Resurfacing - Family Pool	678,913
Pool Resurfacing - Lap Pool	489,135
Total for 2048 - 2049	<u>\$1,186,954</u>
 Replacement Year 49-50	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	19,568
Furniture Fixtures Equipment	
Pool Furniture Replacement Allowance	122,298
Swimming Pools	
Fiberglass Refurbish Allowance - Pool Slide	61,149
Tennis Courts	
Tennis Court Replenish Allowance	46,229
Total for 2049 - 2050	<u>\$249,243</u>

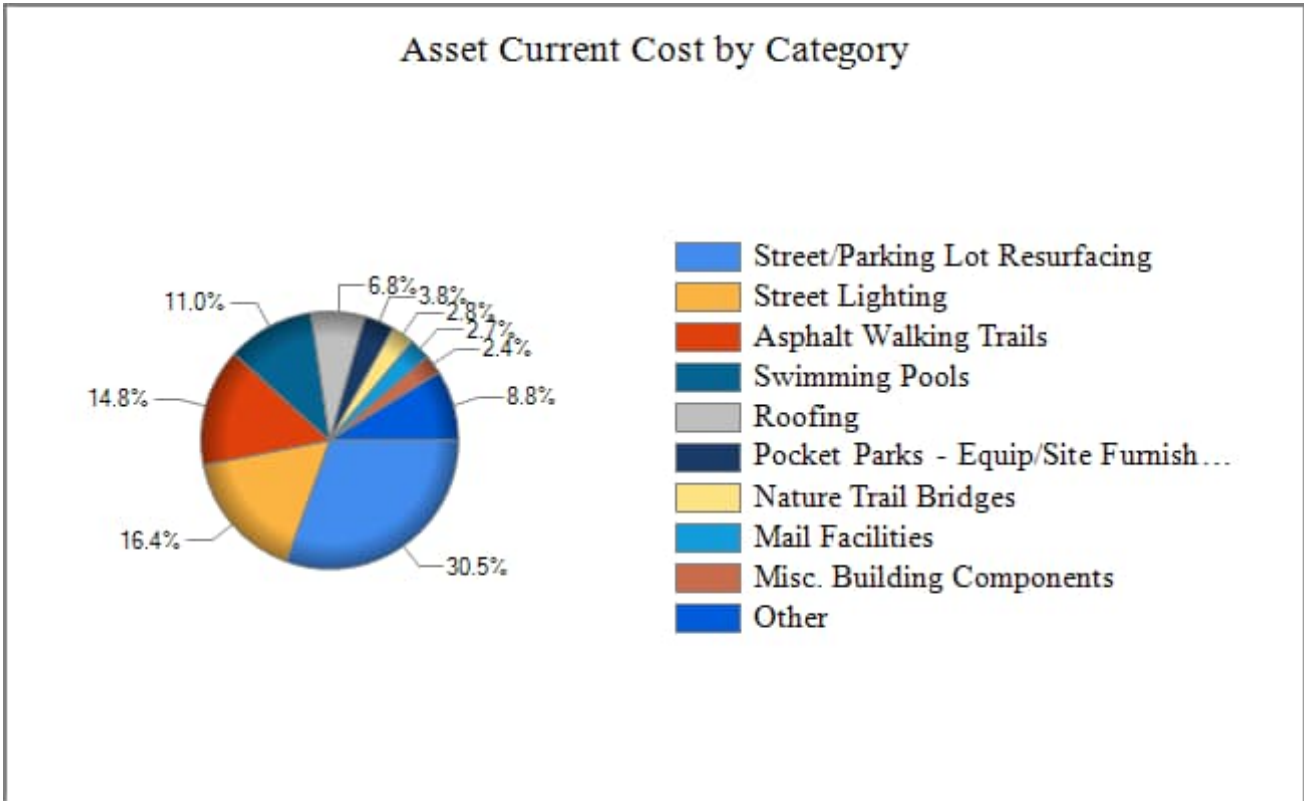
**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 50-51	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	20,253
Splash Pad Refurbishment Allowance - Rivertown Main	7,595
Fencing/Gates	
Aluminum Fence - Paw Park	98,032
Roofing	
Standing Seam Roof - Arbors Park Pavilion	27,341
Standing Seam Roof - Main Street Park Mail Pavilion	21,873
Standing Seam Roof - Northlake Park Pavilion	36,455
Furniture Fixtures Equipment	
Camera System Partial Replace Allowance	20,253
Pocket Parks - Equip/Site Furnishings	
Homestead	40,505
Northlake	151,894
The Arbors	151,894
The Enclaves	50,631
The Gardens	50,631
The Groves	37,974
Paw Park	
Dog Play Equipment Allowance	37,974
Total for 2050 - 2051	\$753,303
Replacement Year 51-52	
Misc. Site Components	
Pump/Filtration Allowance - Rivertown Main Entry	20,961
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Alleyways (Original Phases)	473,467
Asphalt Mill/Overlay - Amenity Lot	250,908
Asphalt Mill/Overlay - Baya Street	42,082
Asphalt Mill/Overlay - Flint Street	43,667
Asphalt Mill/Overlay - Kendall Crossing Drive (New)	155,959
Asphalt Mill/Overlay - Kendall Crossing Drive (Old)	83,812
Asphalt Mill/Overlay - Manteo Street	28,700
Asphalt Mill/Overlay - Mascotte Street	34,643

**Rivers Edge I Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 51-52 continued...</i>	
Asphalt Mill/Overlay - Potter Street	28,700
Asphalt Mill/Overlay - Rambling Water Run	231,231
Asphalt Mill/Overlay - Rivertown Blvd.	136,459
Asphalt Mill/Overlay - Sternwheel Drive	268,647
Misc. Building Components	
Restroom Refurbishment Allowance - Fitness Center	198,295
Restroom Refurbishment Allowance - Riverhouse	135,201
Wood Cabinets/Stone Tops - Riverhouse	12,891
Furniture Fixtures Equipment	
Fire Alarm Panels	19,913
Furniture Allowance - Riverhouse	31,442
Patio Furniture Allowance - Riverhouse	78,605
Swimming Pools	
Starting Platforms	53,452
Playground - Riverhouse	
Neos Play Equipment	65,504
Paw Park	
Shade Structure/Fabric - Paw Park	16,769
Total for 2051 - 2052	\$2,411,309
Replacement Year 52-53	
Misc. Site Components	
Monument Sign Refurbish Allowance	13,559
Pump/Filtration Allowance - Rivertown Main Entry	21,695
Misc. Building Components	
Rubber Flooring - Fitness Room	29,844
Total for 2052 - 2053	\$65,099

Rivers Edge I Community Development District
 St. Johns, Florida
Asset Current Cost by Category



**Rivers Edge I Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Aluminium Flag Pole	2012	41-42	30	0	18	1 EA	3,800.00	3,800
Monument Sign Refurbish Allowance	2023	27-28	5	0	4	1 LS	5,000.00	5,000
Pump/Filtration Allowance - Rivertown Mai..	2023	23-24	1	0	0	1 LS	8,000.00	8,000
Splash Pad Refurbishment Allowance - Rive..	2021	25-26	5	0	2	1 LS	3,000.00	3,000
Street Signage Allowance	2012	36-37	25	0	13	1 LS	8,000.00	8,000
Misc. Site Components - Total								<u>\$27,800</u>
Street Lighting								
Light Poles - Amenity Lot	2012	33-34	22	0	10	2 EA	1,800.00	3,600
Street Lights - CDD1	2012	41-42	30	0	18	333 EA	3,000.00	999,000
Street Lighting - Total								<u>\$1,002,600</u>
Site Lighting								
Light Poles - Tennis Court	2012	41-42	30	0	18	12 EA	2,800.00	33,600
Light Poles/Fixtures - Pool	2012	33-34	22	0	10	5 EA	1,800.00	9,000
Walkway Pole Lights - Tennis Courts	2012	41-42	30	0	18	2 EA	1,800.00	3,600
Site Lighting - Total								<u>\$46,200</u>
Street/Parking Lot Resurfacing								
Asphalt Mill/Overlay - Alley K	2020	39-40	20	0	16	470 SY	16.80	7,896
Asphalt Mill/Overlay - Alley L	2020	39-40	20	0	16	414 SY	16.80	6,955
Asphalt Mill/Overlay - Alley M	2020	39-40	20	0	16	414 SY	16.80	6,955
Asphalt Mill/Overlay - Alley P	2020	39-40	20	0	16	416 SY	16.80	6,989
Asphalt Mill/Overlay - Alley R	2020	39-40	20	0	16	734 SY	16.80	12,331
Asphalt Mill/Overlay - Alley S	2020	39-40	20	0	16	356 SY	16.80	5,981
Asphalt Mill/Overlay - Alley T	2020	39-40	20	0	16	139 SY	16.80	2,335
Asphalt Mill/Overlay - Alleyways (Original ..	2012	31-32	20	0	8	10,756 SY	16.80	180,701
Asphalt Mill/Overlay - Amenity Lot	2012	31-32	20	0	8	5,700 SY	16.80	95,760
Asphalt Mill/Overlay - Baya Street	2012	31-32	20	0	8	956 SY	16.80	16,061
Asphalt Mill/Overlay - Blackwater Way	2020	39-40	20	0	16	1,796 SY	16.80	30,173
Asphalt Mill/Overlay - Cherry Laurel Place	2020	39-40	20	0	16	1,792 SY	16.80	30,106
Asphalt Mill/Overlay - Chipola Drive	2020	39-40	20	0	16	1,914 SY	16.80	32,155
Asphalt Mill/Overlay - Coosaw Court	2020	39-40	20	0	16	1,619 SY	16.80	27,199
Asphalt Mill/Overlay - Edisto Place	2020	39-40	20	0	16	1,448 SY	16.80	24,326
Asphalt Mill/Overlay - Flint Street	2012	31-32	20	0	8	992 SY	16.80	16,666
Asphalt Mill/Overlay - Footbridge Road	2017	36-37	20	0	13	4,389 SY	16.80	73,735
Asphalt Mill/Overlay - Kendall Crossing Dr..	2012	31-32	20	0	8	3,543 SY	16.80	59,522
Asphalt Mill/Overlay - Kendall Crossing Dr..	2012	31-32	20	0	8	1,904 SY	16.80	31,987
Asphalt Mill/Overlay - Keystone Corners Bl..	2021	40-41	20	0	17	1,414 SY	16.80	23,755
Asphalt Mill/Overlay - Landing Street	2016	35-36	20	0	12	1,848 SY	16.80	31,046
Asphalt Mill/Overlay - Manteo Street	2012	31-32	20	0	8	652 SY	16.80	10,954
Asphalt Mill/Overlay - Mascotte Street	2012	31-32	20	0	8	787 SY	16.80	13,222
Asphalt Mill/Overlay - Narrowleaf Drive	2020	39-40	20	0	16	2,942 SY	16.80	49,426
Asphalt Mill/Overlay - Olivette Street	2020	39-40	20	0	16	3,738 SY	16.80	62,798

**Rivers Edge I Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
<i>Street/Parking Lot Resurfacing continued...</i>								
Asphalt Mill/Overlay - Orange Branch Trail	2020	39-40	20	0	16	15,897 SY	16.80	267,070
Asphalt Mill/Overlay - Paw Park Lot	2020	39-40	20	0	16	594 SY	16.80	9,979
Asphalt Mill/Overlay - Perdido Street	2020	39-40	20	0	16	5,624 SY	16.80	94,483
Asphalt Mill/Overlay - Potter Street	2012	31-32	20	0	8	652 SY	16.80	10,954
Asphalt Mill/Overlay - Rambling Water Run	2012	31-32	20	0	8	5,253 SY	16.80	88,250
Asphalt Mill/Overlay - Rawlins Drive	2020	39-40	20	0	16	4,776 SY	16.80	80,237
Asphalt Mill/Overlay - Rivertown Blvd.	2012	31-32	20	0	8	3,100 SY	16.80	52,080
Asphalt Mill/Overlay - Riverwalk Blvd.	2008	27-28	20	0	4	7,184 SY	16.80	120,691
Asphalt Mill/Overlay - Road DB	2020	39-40	20	0	16	371 SY	16.80	6,233
Asphalt Mill/Overlay - Sapelo Place	2020	39-40	20	0	16	1,811 SY	16.80	30,425
Asphalt Mill/Overlay - Secret River Trace	2020	39-40	20	0	16	SY	16.80	17
Asphalt Mill/Overlay - Sternwheel Drive	2012	31-32	20	0	8	6,103 SY	16.80	102,530
Asphalt Mill/Overlay - Vedure Street	2017	36-37	20	0	13	716 SY	16.80	12,029
Asphalt Mill/Overlay - Waterfront Drive	2020	39-40	20	0	16	5,493 SY	16.80	92,282
Asphalt Mill/Overlay - Yearling Blvd.	2017	36-37	20	0	13	2,200 SY	16.80	36,960
Street/Parking Lot Resurfacing - Total								\$1,863,254
Asphalt Walking Trails								
Asphalt Mill/Overlay - CDD 1	2012	36-37	25	0	13	34,848 SY	26.00	906,048
Asphalt Walking Trails - Total								\$906,048
Nature Trail Bridges								
Wood Bridges (774 LF)	2012	36-37	25	0	13	6,200 SF	28.00	173,600
Nature Trail Bridges - Total								\$173,600
Fencing/Gates								
Aluminium Fence 4Ft. - Community Garden	2012	41-42	30	0	18	224 LF	42.00	9,408
Aluminium Fencing & Gates - Pool	2012	41-42	30	0	18	845 LF	42.00	35,490
Aluminum Fence - Paw Park	2021	50-51	30	0	27	922 LF	42.00	38,724
Chain Link Fencing - Tennis Courts	2012	33-34	22	0	10	925 LF	31.00	28,675
Fencing/Gates - Total								\$112,297
Misc. Building Components								
Cabinets/Tops (Social Director) - Fitness Ce..	2012	36-37	25	0	13	12 LF	200.00	2,400
Restroom Refurbishment Allowance - Fitness..	2012	31-32	20	0	8	880 SF	86.00	75,680
Restroom Refurbishment Allowance - River..	2012	31-32	20	0	8	600 SF	86.00	51,600
Rubber Flooring - Fitness Room	2023	37-38	15	0	14	155 SY	71.00	11,005
Wood Cabinets/Stone Top - Cabana	2012	36-37	25	0	13	16 LF	200.00	3,200
Wood Cabinets/Stone Tops - Riverhouse	2012	31-32	20	0	8	12 LF	410.00	4,920
Misc. Building Components - Total								\$148,805
Roofing								
Standing Seam Metal Roof - Community Ga..	2020	54-55	35	0	31	260 SF	12.00	3,120
Standing Seam Metal Roof - Fitness Center	2012	46-47	35	0	23	13,600 SF	12.00	163,200

**Rivers Edge I Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
<i>Roofing continued...</i>								
Standing Seam Metal Roof - Riverhouse	2012	46-47	35	0	23	14,000 SF	12.00	168,000
Standing Seam Metal Roof - Riverhouse Ca..	2012	46-47	35	0	23	800 SF	12.00	9,600
Standing Seam Metal Roof - Tennis Mainte..	2012	46-47	35	0	23	860 SF	12.00	10,320
Standing Seam Roof - Pool Pavilion	2021	55-56	35	0	32	2,100 SF	12.00	25,200
Standing Seam Roof - Arbors Park Pavilion	2021	35-36	15	0	12	900 SF	12.00	10,800
Standing Seam Roof - Main Street Park Mai..	2021	35-36	15	0	12	720 SF	12.00	8,640
Standing Seam Roof - Northlake Park Pavili..	2021	35-36	15	0	12	1,200 SF	12.00	<u>14,400</u>
Roofing - Total								\$413,280
Exterior Painting								
Repair/Paint - Main Entry Features	2022	29-30	8	0	6	1 LS	14,000.00	14,000
Siding/Trim - RH Cabana	2022	29-30	8	0	6	1,600 SF	1.65	2,640
Siding/Trim Ceilings - Fitness Center	2022	29-30	8	0	6	7,400 SF	1.65	12,210
Siding/Trim/Ceilings - Riverhouse	2022	29-30	8	0	6	7,900 SF	1.65	<u>13,035</u>
Exterior Painting - Total								\$41,885
MEP Components								
Air Handlers - Fitness Center	2012	26-27	15	0	3	1 EA	6,800.00	6,800
Air Handlers - Riverhouse	2012	26-27	15	0	3	1 EA	6,800.00	6,800
Heat Pump 1 - Fitness Center	2012	23-24	12	0	0	5 Tons	1,800.00	9,000
Heat Pump 1 - Riverhouse	2012	23-24	12	0	0	3 Tons	1,860.00	5,580
Heat Pump 2 - Fitness Center	2012	23-24	12	0	0	5 Tons	1,800.00	9,000
Heat Pump 2 - Riverhouse	2012	23-24	12	0	0	3 Tons	1,860.00	5,580
Heat Pump 3 - Riverhouse	2012	23-24	12	0	0	3 Tons	1,860.00	5,580
Heat Pump 3 - Riverhouse	2012	23-24	12	0	0	3 Tons	1,860.00	<u>5,580</u>
MEP Components - Total								\$53,920
Furniture Fixtures Equipment								
Camera System Partial Replace Allowance	2021	30-31	10	0	7	1 LS	8,000.00	8,000
Fire Alarm Panels	2012	31-32	20	0	8	2 Each	3,800.00	7,600
Furniture Allowance - Riverhouse	2012	31-32	20	0	8	1 LS	12,000.00	12,000
Patio Furniture Allowance - Riverhouse	2016	26-27	5	5	3	1 LS	30,000.00	30,000
Pool Furniture Replacement Allowance	2014	29-30	10	5	6	1 LS	50,000.00	<u>50,000</u>
Furniture Fixtures Equipment - Total								\$107,600
Swimming Pools								
Concrete Pavers - Pool Deck	2012	46-47	35	0	23	12,720 SF	7.10	90,312
Fiberglass Refurbish Allowance - Pool Slide	2020	29-30	10	0	6	1 LS	25,000.00	25,000
Pool Filtration Refurbish Allowance	2012	41-42	30	0	18	1 LS	30,000.00	30,000
Pool Heater 1	2012	23-24	8	0	0	1 EA	9,400.00	9,400
Pool Resurfacing - Family Pool	2012	24-25	12	1	1	6,840 SF	42.00	287,280
Pool Resurfacing - Lap Pool	2012	24-25	12	1	1	4,928 SF	42.00	206,976
Starting Platforms	2012	31-32	20	0	8	6 EA	3,400.00	<u>20,400</u>
Swimming Pools - Total								\$669,368

**Rivers Edge I Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
Tennis Courts								
Tennis Court Replenish Allowance	2020	24-25	5	0	1	3 EA	6,300.00	18,900
Tennis Courts - Total								<u>18,900</u>
Mail Facilities								
Pedestal Cluster Mailboxes - Arbors	2020	44-45	25	0	21	10 EA	2,600.00	26,000
Pedestal Cluster Mailboxes - Chandler	2020	44-45	25	0	21	7 EA	2,600.00	18,200
Pedestal Cluster Mailboxes - Gardens	2020	44-45	25	0	21	2 EA	2,600.00	5,200
Pedestal Cluster Mailboxes - Groves	2020	44-45	25	0	21	3 EA	2,600.00	7,800
Pedestal Cluster Mailboxes - Homestead	2020	44-45	25	0	21	9 EA	2,600.00	23,400
Pedestal Cluster Mailboxes - Keystone Corner	2019	43-44	25	0	20	2 EA	2,600.00	5,200
Pedestal Cluster Mailboxes - Narrow Leaf	2012	36-37	25	0	13	3 EA	2,600.00	7,800
Pedestal Cluster Mailboxes - Sapelo Street	2012	36-37	25	0	13	7 EA	2,600.00	18,200
Pedestal Cluster Mailboxes - Waterfront Dri..	2012	36-37	25	0	13	6 EA	2,600.00	15,600
Pedestal Cluster Mailboxes - Whirlaway	2020	44-45	25	0	21	2 EA	2,600.00	5,200
Pedestal Cluster Mailboxes - Woodleaf	2021	45-46	25	0	22	8 EA	2,600.00	20,800
Wall Mount Cluster Mailboxes - Main Street	2012	41-42	30	0	18	176 Boxes	62.00	10,912
Mail Facilities - Total								<u>\$164,312</u>
Pocket Parks - Equip/Site Furnishings								
Homestead	2021	35-36	15	0	12	1 LS	16,000.00	16,000
Main Street	2012	26-27	15	0	3	1 EA	40,000.00	40,000
Northlake	2021	35-36	15	0	12	1 LS	60,000.00	60,000
The Arbors	2021	35-36	15	0	12	1 LS	60,000.00	60,000
The Enclaves	2021	35-36	15	0	12	1 LS	20,000.00	20,000
The Gardens	2021	35-36	15	0	12	1 LS	20,000.00	20,000
The Groves	2021	35-36	15	0	12	1 LS	15,000.00	15,000
Pocket Parks - Equip/Site Furnishings - Total								<u>\$231,000</u>
Playground - Riverhouse								
Neos Play Equipment	2012	31-32	20	0	8	1 LS	25,000.00	25,000
Play Equipment - Allowance	2012	26-27	15	0	3	1 LS	60,000.00	60,000
Playground - Riverhouse - Total								<u>\$85,000</u>
Paw Park								
Dog Play Equipment Allowance	2021	30-31	10	0	7	1 LS	15,000.00	15,000
Shade Structure/Fabric - Paw Park	2012	31-32	20	0	8	400 SF	16.00	6,400
Paw Park - Total								<u>\$21,400</u>
Rolling Stock								
Golf Cart	2010	24-25	15	0	1	1 EA	8,000.00	8,000
Polaris Utility Vehicle	2021	40-41	20	0	17	1 EA	15,000.00	15,000
Rolling Stock - Total								<u>\$23,000</u>

Rivers Edge I Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Operation Budget Funded								
Aluminum Pegola Over Pool								<i>Unfunded</i>
Asphalt Seal Coating								<i>Unfunded</i>
Basketball Court Coating								<i>Unfunded</i>
Carpet - Meeting Rooms								<i>Unfunded</i>
Ceiling Fans								<i>Unfunded</i>
Coach Lights								<i>Unfunded</i>
Dumpster Enclosure Gates								<i>Unfunded</i>
Exterior Painting - Maintenance Buiding								<i>Unfunded</i>
Exterior Painting - Park Pavilions								<i>Unfunded</i>
Fitness Equipment - Leased								<i>Unfunded</i>
Gas Grill								<i>Unfunded</i>
Irrigation Repair								<i>Unfunded</i>
Kitchen Appliances								<i>Unfunded</i>
Landscape Replacement								<i>Unfunded</i>
Mail Pavilions Structure/Roof								<i>Unfunded</i>
Pergola Repair/Paint - Riverhouse								<i>Unfunded</i>
Pool Furniture Partial Replacement								<i>Unfunded</i>
Pool Pumps/Equip Partial Replacement								<i>Unfunded</i>
Pool Slide Frame - Painting								<i>Unfunded</i>
Repair/Painting - Mail Pavilions								<i>Unfunded</i>
Shredded Rubber Play Surface								<i>Unfunded</i>
Water Coolers								<i>Unfunded</i>
Water Heaters								<i>Unfunded</i>
Window Treatments								<i>Unfunded</i>
Wood Floor Refinishing								<i>Unfunded</i>
Operation Budget Funded - Total								
Components Not Included								
Basketball Court Replacement								<i>Unfunded</i>
Building Foundations/Frames								<i>Unfunded</i>
Pool Shells Replacement								<i>Unfunded</i>
Site Utilities								<i>Unfunded</i>
Stormwater System								<i>Unfunded</i>
Tennis Court Replacement								<i>Unfunded</i>
Components Not Included - Total								
Total Asset Summary								\$6,110,269

**Rivers Edge I Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1003	Aluminium Flag Pole	41-42	5-12
1133	Monument Sign Refurbish Allowance	27-28	5-12
	Pump/Filtration Allowance - Rivertown Main Entry	23-24	5-12
	Splash Pad Refurbishment Allowance - Rivertown M..	25-26	5-13
1132	Street Signage Allowance	36-37	5-14
Street Lighting			
1113	Light Poles - Amenity Lot	33-34	5-15
	Street Lights - CDD1	41-42	5-15
Site Lighting			
1016	Light Poles - Tennis Court	41-42	5-16
1118	Light Poles/Fixtures - Pool	33-34	5-16
1013	Walkway Pole Lights - Tennis Courts	41-42	5-16
Street/Parking Lot Resurfacing			
1051	Asphalt Mill/Overlay - Alley K	39-40	5-17
1051	Asphalt Mill/Overlay - Alley L	39-40	5-17
1051	Asphalt Mill/Overlay - Alley M	39-40	5-17
1051	Asphalt Mill/Overlay - Alley P	39-40	5-18
1051	Asphalt Mill/Overlay - Alley R	39-40	5-18
1051	Asphalt Mill/Overlay - Alley S	39-40	5-18
1051	Asphalt Mill/Overlay - Alley T	39-40	5-19
1051	Asphalt Mill/Overlay - Alleyways (Original Phases)	31-32	5-19
1110	Asphalt Mill/Overlay - Amenity Lot	31-32	5-19
1045	Asphalt Mill/Overlay - Baya Street	31-32	5-20
1051	Asphalt Mill/Overlay - Blackwater Way	39-40	5-20
1051	Asphalt Mill/Overlay - Cherry Laurel Place	39-40	5-20
1051	Asphalt Mill/Overlay - Chipola Drive	39-40	5-21
1051	Asphalt Mill/Overlay - Coosaw Court	39-40	5-21
1051	Asphalt Mill/Overlay - Edisto Place	39-40	5-21
1046	Asphalt Mill/Overlay - Flint Street	31-32	5-22
1051	Asphalt Mill/Overlay - Footbridge Road	36-37	5-22
1041	Asphalt Mill/Overlay - Kendall Crossing Drive (New)	31-32	5-22
1041	Asphalt Mill/Overlay - Kendall Crossing Drive (Old)	31-32	5-23
1051	Asphalt Mill/Overlay - Keystone Corners Blvd.	40-41	5-23
1051	Asphalt Mill/Overlay - Landing Street	35-36	5-23

**Rivers Edge I Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Street/Parking Lot Resurfacing Continued...</i>			
1048	Asphalt Mill/Overlay - Manteo Street	31-32	5-24
1050	Asphalt Mill/Overlay - Mascotte Street	31-32	5-24
1051	Asphalt Mill/Overlay - Narrowleaf Drive	39-40	5-24
1051	Asphalt Mill/Overlay - Olivette Street	39-40	5-25
1051	Asphalt Mill/Overlay - Orange Branch Trail	39-40	5-25
	Asphalt Mill/Overlay - Paw Park Lot	39-40	5-25
1051	Asphalt Mill/Overlay - Perdido Street	39-40	5-26
1049	Asphalt Mill/Overlay - Potter Street	31-32	5-26
1043	Asphalt Mill/Overlay - Rambling Water Run	31-32	5-26
1051	Asphalt Mill/Overlay - Rawlings Drive	39-40	5-27
1047	Asphalt Mill/Overlay - Rivertown Blvd.	31-32	5-27
1044	Asphalt Mill/Overlay - Riverwalk Blvd.	27-28	5-27
1051	Asphalt Mill/Overlay - Road DB	39-40	5-28
1051	Asphalt Mill/Overlay - Sapelo Place	39-40	5-28
1051	Asphalt Mill/Overlay - Secret River Trace	39-40	5-28
1042	Asphalt Mill/Overlay - Sternwheel Drive	31-32	5-29
1051	Asphalt Mill/Overlay - Vedure Street	36-37	5-29
1051	Asphalt Mill/Overlay - Waterfront Drive	39-40	5-29
1051	Asphalt Mill/Overlay - Yearling Blvd.	36-37	5-30
Asphalt Walking Trails			
	Asphalt Mill/Overlay - CDD 1	36-37	5-31
Nature Trail Bridges			
	Wood Bridges (774 LF)	36-37	5-32
Fencing/Gates			
1073	Aluminium Fence 4Ft. - Community Garden	41-42	5-33
1116	Aluminium Fencing & Gates - Pool	41-42	5-33
	Aluminum Fence - Paw Park	50-51	5-33
1015	Chain Link Fencing - Tennis Courts	33-34	5-34
Misc. Building Components			
1099	Cabinets/Tops (Social Director) - Fitness Center	36-37	5-35
1098	Restroom Refurbishment Allowance - Fitness Center	31-32	5-35
	Restroom Refurbishment Allowance - Riverhouse	31-32	5-35
1097	Rubber Flooring - Fitness Room	37-38	5-36

**Rivers Edge I Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Misc. Building Components Continued...</i>			
1019	Wood Cabinets/Stone Top - Cabana	36-37	5-36
1085	Wood Cabinets/Stone Tops - Riverhouse	31-32	5-36
Roofing			
1008	Standing Seam Metal Roof - Community Garden	54-55	5-38
1008	Standing Seam Metal Roof - Fitness Center	46-47	5-38
1004	Standing Seam Metal Roof - Riverhouse	46-47	5-38
1018	Standing Seam Metal Roof - Riverhouse Cabana	46-47	5-39
1008	Standing Seam Metal Roof - Tennis Maintenance Sh..	46-47	5-40
1040	Standing Seam Roof - Pool Pavilion	55-56	5-40
	Standing Seam Roof - Arbors Park Pavilion	35-36	5-40
	Standing Seam Roof - Main Street Park Mail Pavilion	35-36	5-41
	Standing Seam Roof - Northlake Park Pavilion	35-36	5-42
Exterior Painting			
	Repair/Paint - Main Entry Features	29-30	5-43
1022	Siding/Trim - RH Cabana	29-30	5-43
1010	Siding/Trim Ceilings - Fitness Center	29-30	5-44
1005	Siding/Trim/Ceilings - Riverhouse	29-30	5-44
MEP Components			
1100	Air Handlers - Fitness Center	26-27	5-45
1100	Air Handlers - Riverhouse	26-27	5-45
1100	Heat Pump 1 - Fitness Center	23-24	5-46
1087	Heat Pump 1 - Riverhouse	23-24	5-46
1100	Heat Pump 2 - Fitness Center	23-24	5-46
1087	Heat Pump 2 - Riverhouse	23-24	5-46
1087	Heat Pump 3 - Riverhouse	23-24	5-47
1087	Heat Pump 3 - Riverhouse	23-24	5-47
Furniture Fixtures Equipment			
1107	Camera System Partial Replace Allowance	30-31	5-48
1108	Fire Alarm Panels	31-32	5-48
1090	Furniture Allowance - Riverhouse	31-32	5-49
1104	Patio Furniture Allowance - Riverhouse	26-27	5-49
1117	Pool Furniture Replacement Allowance	29-30	5-50

**Rivers Edge I Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Swimming Pools			
1112	Concrete Pavers - Pool Deck	46-47	5-51
1121	Fiberglass Refurbish Allowance - Pool Slide	29-30	5-51
	Pool Filtration Refurbish Allowance	41-42	5-52
	Pool Heater 1	23-24	5-52
1025	Pool Resurfacing - Family Pool	24-25	5-53
1024	Pool Resurfacing - Lap Pool	24-25	5-54
1027	Starting Platforms	31-32	5-54
Tennis Courts			
1014	Tennis Court Replenish Allowance	24-25	5-55
Mail Facilities			
1059	Pedestal Cluster Mailboxes - Arbors	44-45	5-56
1059	Pedestal Cluster Mailboxes - Chandler	44-45	5-56
1059	Pedestal Cluster Mailboxes - Gardens	44-45	5-56
1059	Pedestal Cluster Mailboxes - Groves	44-45	5-57
1059	Pedestal Cluster Mailboxes - Homestead	44-45	5-57
1059	Pedestal Cluster Mailboxes - Keystone Corner	43-44	5-57
1055	Pedestal Cluster Mailboxes - Narrow Leaf	36-37	5-58
1064	Pedestal Cluster Mailboxes - Sapelo Street	36-37	5-58
1056	Pedestal Cluster Mailboxes - Waterfront Drive	36-37	5-58
1059	Pedestal Cluster Mailboxes - Whirlaway	44-45	5-59
1059	Pedestal Cluster Mailboxes - Woodleaf	45-46	5-59
1059	Wall Mount Cluster Mailboxes - Main Street	41-42	5-59
Pocket Parks - Equip/Site Furnishings			
	Homestead	35-36	5-61
1066	Main Street	26-27	5-61
	Northlake	35-36	5-62
	The Arbors	35-36	5-62
	The Enclaves	35-36	5-63
	The Gardens	35-36	5-63
	The Groves	35-36	5-63
Playground - Riverhouse			
1031	Neos Play Equipment	31-32	5-65
1030	Play Equipment - Allowance	26-27	5-65

**Rivers Edge I Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Paw Park			
	Dog Play Equipment Allowance	30-31	5-66
	Shade Structure/Fabric - Paw Park	31-32	5-66
Rolling Stock			
	Golf Cart	24-25	5-67
	Polaris Utility Vehicle	40-41	5-67
Operation Budget Funded			
1119	Aluminum Pegola Over Pool	23-24	5-68
1111	Asphalt Seal Coating	23-24	5-68
	Basketball Court Coating	23-24	5-68
1078	Carpet - Meeting Rooms	23-24	5-69
1126	Ceiling Fans	23-24	5-69
1123	Coach Lights	23-24	5-69
1114	Dumpster Enclosure Gates	23-24	5-70
1017	Exterior Painting - Maintenance Buiding	23-24	5-70
	Exterior Painting - Park Pavilions	23-24	5-70
1104	Fitness Equipment - Leased	23-24	5-71
1037	Gas Grill	23-24	5-71
1135	Irrigation Repair	23-24	5-71
1089	Kitchen Appliances	23-24	5-71
1134	Landscape Replacement	23-24	5-72
1052	Mail Pavilions Structure/Roof	23-24	5-72
1021	Pergola Repair/Paint - Riverhouse	23-24	5-72
1117	Pool Furniture Partial Replacement	23-24	5-73
1026	Pool Pumps/Equip Partial Replacement	23-24	5-73
1122	Pool Slide Frame - Painting	23-24	5-73
1058	Repair/Painting - Mail Pavilions	23-24	5-74
1072	Shredded Rubber Play Surface	23-24	5-74
1065	Water Coolers	23-24	5-74
1125	Water Heaters	23-24	5-74
1091	Window Treatments	23-24	5-75
1096	Wood Floor Refinishing	23-24	5-75
Components Not Included			
	Basketball Court Replacement	23-24	5-76
	Building Foundations/Frames	23-24	5-76

**Rivers Edge I Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
	Pool Shells Replacement	23-24	5-76
	Site Utilities	23-24	5-76
	Stormwater System	23-24	5-77
	Tennis Court Replacement	23-24	5-77
	 Total Funded Assets	 121	
	Total Unfunded Assets	<u>31</u>	
	Total Assets	152	

**Rivers Edge I Community Development District
Component Detail**

Aluminium Flag Pole - 2041

		1 EA	@ \$3,800.00
Asset ID	1003	Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$7,058.46
Placed in Service	June 2012		
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		

Monument Sign Refurbish Allowance - 2027

		1 LS	@ \$5,000.00
Asset ID	1133	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$5,737.61
Placed in Service	June 2023		
Useful Life	5		
Replacement Year	27-28		
Remaining Life	4		



Pump/Filtration Allowance - Rivertown Main Entry - 2023

		1 LS	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$8,000.00
Placed in Service	June 2023		
Useful Life	1		
Replacement Year	23-24		
Remaining Life	0		

**Rivers Edge I Community Development District
Component Detail**

Pump/Filtration Allowance - Rivertown Main Entry continued...



Splash Pad Refurbishment Allowance - Rivertown Main - 2025

Asset ID		1 LS	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,213.67
Placed in Service	June 2021		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	2		



**Rivers Edge I Community Development District
Component Detail**

Street Signage Allowance - 2036

		1 LS	@ \$8,000.00
Asset ID	1132	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$12,511.65
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

**Rivers Edge I Community Development District
Component Detail**

Light Poles - Amenity Lot - 2033

		2 EA	@ \$1,800.00
Asset ID	1113	Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Street Lighting	Future Cost	\$5,078.15
Placed in Service	June 2012		
Useful Life	22		
Replacement Year	33-34		
Remaining Life	10		

Street Lights - CDD1 - 2041

		333 EA	@ \$3,000.00
Asset ID		Asset Actual Cost	\$999,000.00
		Percent Replacement	100%
Category	Street Lighting	Future Cost	\$1,855,631.71
Placed in Service	June 2012		
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		

**Rivers Edge I Community Development District
Component Detail**

Light Poles - Tennis Court - 2041

		12 EA	@ \$2,800.00
Asset ID	1016	Asset Actual Cost	\$33,600.00
Category	Site Lighting	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$62,411.64
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		

Light Poles/Fixtures - Pool - 2033

		5 EA	@ \$1,800.00
Asset ID	1118	Asset Actual Cost	\$9,000.00
Category	Site Lighting	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$12,695.39
Useful Life	22		
Replacement Year	33-34		
Remaining Life	10		

Walkway Pole Lights - Tennis Courts - 2041

		2 EA	@ \$1,800.00
Asset ID	1013	Asset Actual Cost	\$3,600.00
Category	Site Lighting	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$6,686.96
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Alley K - 2039

		470 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$7,896.00
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$13,691.55
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Alley L - 2039

		414 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$6,955.20
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$12,060.22
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Alley M - 2039

		414 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$6,955.20
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$12,060.22
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Alley P - 2039

		416 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$6,988.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$12,118.48
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Alley R - 2039

		734 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$12,331.20
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$21,382.13
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Alley S - 2039

		356 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$5,980.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$10,370.62
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Alley T - 2039

Asset ID	1051	139 SY	@ \$16.80
		Asset Actual Cost	\$2,335.20
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$4,049.20
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Alleyways (Original Phases) - 2031

Asset ID	1051	10,756 SY	@ \$16.80
		Asset Actual Cost	\$180,700.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$237,948.45
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Amenity Lot - 2031

Asset ID	1110	5,700 SY	@ \$16.80
		Asset Actual Cost	\$95,760.00
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$126,097.63
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Baya Street - 2031

		956 SY	@ \$16.80
Asset ID	1045	Asset Actual Cost	\$16,060.80
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$21,149.01
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Blackwater Way - 2039

		1,796 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$30,172.80
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$52,319.21
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Cherry Laurel Place - 2039

		1,792 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$30,105.60
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$52,202.69
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Chipola Drive - 2039

		1,914 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$32,155.20
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$55,756.67
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Coosaw Court - 2039

		1,619 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$27,199.20
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$47,163.03
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Edisto Place - 2039

		1,448 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$24,326.40
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$42,181.64
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Flint Street - 2031

		992 SY	@ \$16.80
Asset ID	1046	Asset Actual Cost	\$16,665.60
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$21,945.41
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Footbridge Road - 2036

		4,389 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$73,735.20
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$115,318.61
Placed in Service	June 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Kendall Crossing Drive (New) - 2031

		3,543 SY	@ \$16.80
Asset ID	1041	Asset Actual Cost	\$59,522.40
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$78,379.63
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Kendall Crossing Drive (Old) - 2031

Asset ID	1041	1,904 SY	@ \$16.80
		Asset Actual Cost	\$31,987.20
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$42,121.03
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Keystone Corners Blvd. - 2040

Asset ID	1051	1,414 SY	@ \$16.80
		Asset Actual Cost	\$23,755.20
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$42,632.88
Placed in Service	June 2021		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	17		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Landing Street - 2035

Asset ID	1051	1,848 SY	@ \$16.80
		Asset Actual Cost	\$31,046.40
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$46,913.24
Placed in Service	June 2016		
Useful Life	20		
Replacement Year	35-36		
Remaining Life	12		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Manteo Street - 2031

		652 SY	@ \$16.80
Asset ID	1048	Asset Actual Cost	\$10,953.60
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$14,423.80
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Mascotte Street - 2031

		787 SY	@ \$16.80
Asset ID	1050	Asset Actual Cost	\$13,221.60
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$17,410.32
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Narrowleaf Drive - 2039

		2,942 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$49,425.60
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$85,703.30
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Olivette Street - 2039

		3,738 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$62,798.40
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$108,891.55
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Orange Branch Trail - 2039

		15,897 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$267,069.60
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$463,094.96
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Paw Park Lot - 2039

		594 SY	@ \$16.80
Asset ID		Asset Actual Cost	\$9,979.20
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$17,303.79
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Perdido Street - 2039

		5,624 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$94,483.20
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$163,832.55
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Potter Street - 2031

		652 SY	@ \$16.80
Asset ID	1049	Asset Actual Cost	\$10,953.60
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$14,423.80
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Rambling Water Run - 2031

		5,253 SY	@ \$16.80
Asset ID	1043	Asset Actual Cost	\$88,250.40
		Percent Replacement	100%
Street Parking Lot Resurfacing		Future Cost	\$116,208.92
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Rawlings Drive - 2039

		4,776 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$80,236.80
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$139,129.49
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Rivertown Blvd. - 2031

		3,100 SY	@ \$16.80
Asset ID	1047	Asset Actual Cost	\$52,080.00
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$68,579.41
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Riverwalk Blvd. - 2027

		7,184 SY	@ \$16.80
Asset ID	1044	Asset Actual Cost	\$120,691.20
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$138,495.93
Placed in Service	June 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	4		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Road DB - 2039

Asset ID	1051	371 SY	@ \$16.80
		Asset Actual Cost	\$6,232.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$10,807.59
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Sapelo Place - 2039

Asset ID	1051	1,811 SY	@ \$16.80
		Asset Actual Cost	\$30,424.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$52,756.18
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Secret River Trace - 2039

Asset ID	1051	Asset Actual Cost	\$16.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$29.13
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Sternwheel Drive - 2031

Asset ID	1042	6,103 SY	@ \$16.80
		Asset Actual Cost	\$102,530.40
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$135,012.96
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Vedure Street - 2036

Asset ID	1051	716 SY	@ \$16.80
		Asset Actual Cost	\$12,028.80
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$18,812.51
Placed in Service	June 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Mill and overlay with 1 1/2" asphalt.

Asphalt Mill/Overlay - Waterfront Drive - 2039

Asset ID	1051	5,493 SY	@ \$16.80
		Asset Actual Cost	\$92,282.40
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$160,016.39
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	16		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - Yearling Blvd. - 2036

		2,200 SY	@ \$16.80
Asset ID	1051	Asset Actual Cost	\$36,960.00
		Percent Replacement	100%
Street/Parking Lot Resurfacing		Future Cost	\$57,803.82
Placed in Service	June 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	13		

Mill and overlay with 1 1/2" asphalt.

**Rivers Edge I Community Development District
Component Detail**

Asphalt Mill/Overlay - CDD 1 - 2036

Asset ID		34,848 SY	@ \$26.00
		Asset Actual Cost	\$906,048.00
		Percent Replacement	100%
Category	Asphalt Walking Trails	Future Cost	\$1,417,019.26
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

**Rivers Edge I Community Development District
Component Detail**

Wood Bridges (774 LF) - 2036

Asset ID		6,200 SF	@ \$28.00
		Asset Actual Cost	\$173,600.00
		Percent Replacement	100%
Category	Nature Trail Bridges	Future Cost	\$271,502.77
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		



**Rivers Edge I Community Development District
Component Detail**

Aluminium Fence 4Ft. - Community Garden - 2041

Asset ID	1073	224 LF	@ \$42.00
Category	Fencing/Gates	Asset Actual Cost	\$9,408.00
Placed in Service	June 2012	Percent Replacement	100%
Useful Life	30	Future Cost	\$17,475.26
Replacement Year	41-42		
Remaining Life	18		

Aluminium Fencing & Gates - Pool - 2041

Asset ID	1116	845 LF	@ \$42.00
Category	Fencing/Gates	Asset Actual Cost	\$35,490.00
Placed in Service	June 2012	Percent Replacement	100%
Useful Life	30	Future Cost	\$65,922.29
Replacement Year	41-42		
Remaining Life	18		



Aluminum Fence - Paw Park - 2050

Asset ID		922 LF	@ \$42.00
Category	Fencing/Gates	Asset Actual Cost	\$38,724.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	30	Future Cost	\$98,032.40
Replacement Year	50-51		
Remaining Life	27		

**Rivers Edge I Community Development District
Component Detail**

Aluminum Fence - Paw Park continued...



Chain Link Fencing - Tennis Courts - 2033

		925 LF	@ \$31.00
Asset ID	1015	Asset Actual Cost	\$28,675.00
		Percent Replacement	100%
Category	Fencing/Gates	Future Cost	\$40,448.92
Placed in Service	June 2012		
Useful Life	22		
Replacement Year	33-34		
Remaining Life	10		



**Rivers Edge I Community Development District
Component Detail**

Cabinets/Tops (Social Director) - Fitness Center - 2036

Asset ID	1099	12 LF	@ \$200.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$3,753.49
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

Restroom Refurbishment Allowance - Fitness Center - 2031

Asset ID	1098	880 SF	@ \$86.00
		Asset Actual Cost	\$75,680.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$99,656.11
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		



Restroom Refurbishment Allowance - Riverhouse - 2031

Asset ID		600 SF	@ \$86.00
		Asset Actual Cost	\$51,600.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$67,947.35
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

**Rivers Edge I Community Development District
Component Detail**

Rubber Flooring - Fitness Room - 2037

		155 SY	@ \$71.00
Asset ID	1097	Asset Actual Cost	\$11,005.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$17,813.73
Placed in Service	June 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	14		

Wood Cabinets/Stone Top - Cabana - 2036

		16 LF	@ \$200.00
Asset ID	1019	Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$5,004.66
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

Wood Cabinets/Stone Tops - Riverhouse - 2031

		12 LF	@ \$410.00
Asset ID	1085	Asset Actual Cost	\$4,920.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$6,478.70
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		



Base Cabinets 12 Ft

**Rivers Edge I Community Development District
Component Detail**

Wood Cabinets/Stone Tops - Riverhouse continued...

Wall Cabinets 6

Top 12 Ft

Bar 8 Ft

**Rivers Edge I Community Development District
Component Detail**

Standing Seam Metal Roof - Community Garden - 2054

Asset ID	1008	260 SF	@ \$12.00
		Asset Actual Cost	\$3,120.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$9,063.70
Placed in Service	June 2020		
Useful Life	35		
Replacement Year	54-55		
Remaining Life	31		

Standing Seam Metal Roof - Fitness Center - 2046

Asset ID	1008	13,600 SF	@ \$12.00
		Asset Actual Cost	\$163,200.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$360,037.88
Placed in Service	June 2012		
Useful Life	35		
Replacement Year	46-47		
Remaining Life	23		



Standing Seam Metal Roof - Riverhouse - 2046

Asset ID	1004	14,000 SF	@ \$12.00
		Asset Actual Cost	\$168,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$370,627.23
Placed in Service	June 2012		
Useful Life	35		
Replacement Year	46-47		
Remaining Life	23		

**Rivers Edge I Community Development District
Component Detail**

Standing Seam Metal Roof - Riverhouse continued...



Standing Seam Metal Roof - Riverhouse Cabana - 2046

Asset ID	1018	800 SF	@ \$12.00
Category	Roofing	Asset Actual Cost	\$9,600.00
Placed in Service	June 2012	Percent Replacement	100%
Useful Life	35	Future Cost	\$21,178.70
Replacement Year	46-47		
Remaining Life	23		



**Rivers Edge I Community Development District
Component Detail**

Standing Seam Metal Roof - Tennis Maintenance Shop - 2046

Asset ID	1008	860 SF	@ \$12.00
		Asset Actual Cost	\$10,320.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$22,767.10
Placed in Service	June 2012		
Useful Life	35		
Replacement Year	46-47		
Remaining Life	23		



Standing Seam Roof - Pool Pavilion - 2055

Asset ID	1040	2,100 SF	@ \$12.00
		Asset Actual Cost	\$25,200.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$75,769.03
Placed in Service	June 2021		
Useful Life	35		
Replacement Year	55-56		
Remaining Life	32		

pavilion

Standing Seam Roof - Arbors Park Pavilion - 2035

Asset ID		900 SF	@ \$12.00
		Asset Actual Cost	\$10,800.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$16,319.54
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		

**Rivers Edge I Community Development District
Component Detail**

Standing Seam Roof - Arbors Park Pavilion continued...



Standing Seam Roof - Main Street Park Mail Pavilion - 2035

Asset ID		720 SF	@ \$12.00
		Asset Actual Cost	\$8,640.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$13,055.63
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		



**Rivers Edge I Community Development District
Component Detail**

Standing Seam Roof - Northlake Park Pavilion - 2035

		1,200 SF	@ \$12.00
Asset ID		Asset Actual Cost	\$14,400.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$21,759.39
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		



**Rivers Edge I Community Development District
Component Detail**

Repair/Paint - Main Entry Features - 2029

Asset ID		1 LS	@ \$14,000.00
		Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$17,209.57
Placed in Service	June 2022		
Useful Life	8		
Replacement Year	29-30		
Remaining Life	6		



Siding/Trim - RH Cabana - 2029

Asset ID	1022	1,600 SF	@ \$1.65
		Asset Actual Cost	\$2,640.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$3,245.23
Placed in Service	June 2022		
Useful Life	8		
Replacement Year	29-30		
Remaining Life	6		



**Rivers Edge I Community Development District
Component Detail**

Siding/Trim Ceilings - Fitness Center - 2029

Asset ID	1010	7,400 SF	@ \$1.65
Category	Exterior Painting	Asset Actual Cost	\$12,210.00
Placed in Service	June 2022	Percent Replacement	100%
Useful Life	8	Future Cost	\$15,009.21
Replacement Year	29-30		
Remaining Life	6		



Siding/Trim/Ceilings - Riverhouse - 2029

Asset ID	1005	7,900 SF	@ \$1.65
Category	Exterior Painting	Asset Actual Cost	\$13,035.00
Placed in Service	June 2022	Percent Replacement	100%
Useful Life	8	Future Cost	\$16,023.34
Replacement Year	29-30		
Remaining Life	6		



**Rivers Edge I Community Development District
Component Detail**

Air Handlers - Fitness Center - 2026

Asset ID	1100	1 EA	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	MEP Components	Future Cost	\$7,539.28
Placed in Service	June 2012		
Useful Life	15		
Replacement Year	26-27		
Remaining Life	3		



Air Handlers - Riverhouse - 2026

Asset ID	1100	1 EA	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	MEP Components	Future Cost	\$7,539.28
Placed in Service	June 2012		
Useful Life	15		
Replacement Year	26-27		
Remaining Life	3		



**Rivers Edge I Community Development District
Component Detail**

Heat Pump 1 - Fitness Center - 2023

		5 Tons	@ \$1,800.00
Asset ID	1100	Asset Actual Cost	\$9,000.00
Category	MEP Components	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$9,000.00
Useful Life	12		
Replacement Year	23-24		
Remaining Life	0		

Heat Pump 1 - Riverhouse - 2023

		3 Tons	@ \$1,860.00
Asset ID	1087	Asset Actual Cost	\$5,580.00
Category	MEP Components	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$5,580.00
Useful Life	12		
Replacement Year	23-24		
Remaining Life	0		

Heat Pump 2 - Fitness Center - 2023

		5 Tons	@ \$1,800.00
Asset ID	1100	Asset Actual Cost	\$9,000.00
Category	MEP Components	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$9,000.00
Useful Life	12		
Replacement Year	23-24		
Remaining Life	0		

Heat Pump 2 - Riverhouse - 2023

		3 Tons	@ \$1,860.00
Asset ID	1087	Asset Actual Cost	\$5,580.00
Category	MEP Components	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	\$5,580.00
Useful Life	12		
Replacement Year	23-24		
Remaining Life	0		

**Rivers Edge I Community Development District
Component Detail**

Heat Pump 3 - Riverhouse - 2023

		3 Tons	@ \$1,860.00
Asset ID	1087	Asset Actual Cost	\$5,580.00
		Percent Replacement	100%
Category	MEP Components	Future Cost	\$5,580.00
Placed in Service	June 2012		
Useful Life	12		
Replacement Year	23-24		
Remaining Life	0		

Heat Pump 3 - Riverhouse - 2023

		3 Tons	@ \$1,860.00
Asset ID	1087	Asset Actual Cost	\$5,580.00
		Percent Replacement	100%
Category	MEP Components	Future Cost	\$5,580.00
Placed in Service	June 2012		
Useful Life	12		
Replacement Year	23-24		
Remaining Life	0		

**Rivers Edge I Community Development District
Component Detail**

Camera System Partial Replace Allowance - 2030

		1 LS	@ \$8,000.00
Asset ID	1107	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$10,178.23
Placed in Service	June 2021		
Useful Life	10		
Replacement Year	30-31		
Remaining Life	7		



Fire Alarm Panels - 2031

		2 Each	@ \$3,800.00
Asset ID	1108	Asset Actual Cost	\$7,600.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$10,007.75
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		



**Rivers Edge I Community Development District
Component Detail**

Furniture Allowance - Riverhouse - 2031

Asset ID	1090	1 LS	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$15,801.71
Category	Furniture Fixtures Equipment		
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		



Patio Furniture Allowance - Riverhouse - 2026

Asset ID	1104	1 LS	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$33,261.54
Category	Furniture Fixtures Equipment		
Placed in Service	October 2016		
Useful Life	5		
Adjustment	5		
Replacement Year	26-27		
Remaining Life	3		



**Rivers Edge I Community Development District
Component Detail**

Pool Furniture Replacement Allowance - 2029

			1 LS	@ \$50,000.00
Asset ID	1117	Asset Actual Cost		\$50,000.00
		Percent Replacement		100%
Category	Equipment	Future Cost		\$61,462.77
Placed in Service	October 2014			
Useful Life	10			
Adjustment	5			
Replacement Year	29-30			
Remaining Life	6			



**Rivers Edge I Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2046

		12,720 SF	@ \$7.10
Asset ID	1112	Asset Actual Cost	\$90,312.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$199,238.61
Placed in Service	June 2012		
Useful Life	35		
Replacement Year	46-47		
Remaining Life	23		



Fiberglass Refurbish Allowance - Pool Slide - 2029

		1 LS	@ \$25,000.00
Asset ID	1121	Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$30,731.38
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	6		



This structure does not have a published predictable useful life. We have included an allowance

**Rivers Edge I Community Development District
Component Detail**

Fiberglass Refurbish Allowance - Pool Slide continued...

for fiberglass refurbishment.

Pool Filtration Refurbish Allowance - 2041

Asset ID		1 LS	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$55,724.67
Category	Swimming Pools		
Placed in Service	June 2012		
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		



Pool Heater 1 - 2023

Asset ID		1 EA	@ \$9,400.00
		Asset Actual Cost	\$9,400.00
		Percent Replacement	100%
		Future Cost	\$9,400.00
Category	Swimming Pools		
Placed in Service	June 2012		
Useful Life	8		
Replacement Year	23-24		
Remaining Life	0		

**Rivers Edge I Community Development District
Component Detail**

Pool Heater 1 continued...



Raypack Model #P-1178 = 1.18 M BTU

Pool Resurfacing - Family Pool - 2024

		6,840 SF	@ \$42.00
Asset ID	1025	Asset Actual Cost	\$287,280.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$297,334.80
Placed in Service	June 2012		
Useful Life	12		
Adjustment	1		
Replacement Year	24-25		
Remaining Life	1		



**Rivers Edge I Community Development District
Component Detail**

Pool Resurfacing - Lap Pool - 2024

		4,928 SF	@ \$42.00
Asset ID	1024	Asset Actual Cost	\$206,976.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$214,220.16
Placed in Service	June 2012		
Useful Life	12		
Adjustment	1		
Replacement Year	24-25		
Remaining Life	1		



Starting Platforms - 2031

		6 EA	@ \$3,400.00
Asset ID	1027	Asset Actual Cost	\$20,400.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$26,862.90
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		



**Rivers Edge I Community Development District
Component Detail**

Tennis Court Replenish Allowance - 2024

Asset ID	1014	3 EA	@ \$6,300.00
		Asset Actual Cost	\$18,900.00
		Percent Replacement	100%
Category	Tennis Courts	Future Cost	\$19,561.50
Placed in Service	June 2020		
Useful Life	5		
Replacement Year	24-25		
Remaining Life	1		



**Rivers Edge I Community Development District
Component Detail**

Pedestal Cluster Mailboxes - Arbors - 2044

Asset ID	1059	10 EA	@ \$2,600.00
Category	Mail Facilities	Asset Actual Cost	\$26,000.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	25	Future Cost	\$53,545.22
Replacement Year	44-45		
Remaining Life	21		

Pedestal Cluster Mailboxes - Chandler - 2044

Asset ID	1059	7 EA	@ \$2,600.00
Category	Mail Facilities	Asset Actual Cost	\$18,200.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	25	Future Cost	\$37,481.65
Replacement Year	44-45		
Remaining Life	21		

Pedestal Cluster Mailboxes - Gardens - 2044

Asset ID	1059	2 EA	@ \$2,600.00
Category	Mail Facilities	Asset Actual Cost	\$5,200.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	25	Future Cost	\$10,709.04
Replacement Year	44-45		
Remaining Life	21		

**Rivers Edge I Community Development District
Component Detail**

Pedestal Cluster Mailboxes - Groves - 2044

Asset ID	1059	3 EA	@ \$2,600.00
		Asset Actual Cost	\$7,800.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$16,063.56
Placed in Service	June 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	21		

Pedestal Cluster Mailboxes - Homestead - 2044

Asset ID	1059	9 EA	@ \$2,600.00
		Asset Actual Cost	\$23,400.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$48,190.70
Placed in Service	June 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	21		

Pedestal Cluster Mailboxes - Keystone Corner - 2043

Asset ID	1059	2 EA	@ \$2,600.00
		Asset Actual Cost	\$5,200.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$10,346.90
Placed in Service	June 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	20		

**Rivers Edge I Community Development District
Component Detail**

Pedestal Cluster Mailboxes - Narrow Leaf - 2036

Asset ID	1055	3 EA	@ \$2,600.00
		Asset Actual Cost	\$7,800.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$12,198.86
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

Pedestal Cluster Mailboxes - Sapelo Street - 2036

Asset ID	1064	7 EA	@ \$2,600.00
		Asset Actual Cost	\$18,200.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$28,464.00
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

Pedestal Cluster Mailboxes - Waterfront Drive - 2036

Asset ID	1056	6 EA	@ \$2,600.00
		Asset Actual Cost	\$15,600.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$24,397.71
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	36-37		
Remaining Life	13		

**Rivers Edge I Community Development District
Component Detail**

Pedestal Cluster Mailboxes - Whirlaway - 2044

Asset ID	1059	2 EA	@ \$2,600.00
		Asset Actual Cost	\$5,200.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$10,709.04
Placed in Service	June 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	21		

Pedestal Cluster Mailboxes - Woodleaf - 2045

Asset ID	1059	8 EA	@ \$2,600.00
		Asset Actual Cost	\$20,800.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$44,335.44
Placed in Service	June 2021		
Useful Life	25		
Replacement Year	45-46		
Remaining Life	22		

Wall Mount Cluster Mailboxes - Main Street - 2041

Asset ID	1059	176 Boxes	@ \$62.00
		Asset Actual Cost	\$10,912.00
		Percent Replacement	100%
Category	Mail Facilities	Future Cost	\$20,268.92
Placed in Service	June 2012		
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		

**Rivers Edge I Community Development District
Component Detail**

Wall Mount Cluster Mailboxes - Main Street continued...



Rivers Edge I Community Development District Component Detail

Homestead - 2035

	1 LS	@ \$16,000.00
Asset ID	Asset Actual Cost	\$16,000.00
	Percent Replacement	100%
Pocket/Park/Equip/Site Furnishings	Future Cost	\$24,177.10
Placed in Service		
Useful Life		15
Replacement Year		35-36
Remaining Life		12



Main Street - 2026

	1 EA	@ \$40,000.00
Asset ID	Asset Actual Cost	\$40,000.00
	Percent Replacement	100%
Pocket/Park/Equip/Site Furnishings	Future Cost	\$44,348.71
Placed in Service		
Useful Life		15
Replacement Year		26-27
Remaining Life		3



**Rivers Edge I Community Development District
Component Detail**

Northlake - 2035

Asset ID		1 LS	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
		Future Cost	\$90,664.12
Pocket/Category	Equip/Site Furnishings		
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		



The Arbors - 2035

Asset ID		1 LS	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
		Future Cost	\$90,664.12
Pocket/Category	Equip/Site Furnishings		
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		



**Rivers Edge I Community Development District
Component Detail**

The Enclaves - 2035

Asset ID		1 LS	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Pocket Park	Equip/Site Furnishings	Future Cost	\$30,221.37
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		



The Gardens - 2035

Asset ID		1 LS	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Pocket Park	Equip/Site Furnishings	Future Cost	\$30,221.37
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		

The Groves - 2035

Asset ID		1 LS	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Pocket Park	Equip/Site Furnishings	Future Cost	\$22,666.03
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	12		

**Rivers Edge I Community Development District
Component Detail**

The Groves continued...



**Rivers Edge I Community Development District
Component Detail**

Neos Play Equipment - 2031

		1 LS	@ \$25,000.00
Asset ID	1031	Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Playground - Riverhouse	Future Cost	\$32,920.23
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		

Play Equipment - Allowance - 2026

		1 LS	@ \$60,000.00
Asset ID	1030	Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
Category	Playground - Riverhouse	Future Cost	\$66,523.07
Placed in Service	June 2012		
Useful Life	15		
Replacement Year	26-27		
Remaining Life	3		

**Rivers Edge I Community Development District
Component Detail**

Dog Play Equipment Allowance - 2030

Asset ID		1 LS	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Paw Park	Future Cost	\$19,084.19
Placed in Service	June 2021		
Useful Life	10		
Replacement Year	30-31		
Remaining Life	7		



Shade Structure/Fabric - Paw Park - 2031

Asset ID		400 SF	@ \$16.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Category	Paw Park	Future Cost	\$8,427.58
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	8		



**Rivers Edge I Community Development District
Component Detail**

Golf Cart - 2024

Asset ID		1 EA	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Rolling Stock	Future Cost	\$8,280.00
Placed in Service	June 2010		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	1		



Polaris Utility Vehicle - 2040

Asset ID		1 EA	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Rolling Stock	Future Cost	\$26,920.13
Placed in Service	June 2021		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	17		



**Rivers Edge I Community Development District
Component Detail**

Aluminum Pegola Over Pool

Asset ID	1119	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Asphalt Seal Coating

Asset ID	1111	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Basketball Court Coating

Asset ID		Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			



**Rivers Edge I Community Development District
Component Detail**

Carpet - Meeting Rooms

Asset ID	1078	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Ceiling Fans

Asset ID	1126	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			



Coach Lights

Asset ID	1123	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

**Rivers Edge I Community Development District
Component Detail**

Dumpster Enclosure Gates

Asset ID	1114	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Exterior Painting - Maintenance Buiding

Asset ID	1017	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Exterior Painting - Park Pavilions

Asset ID		Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			



**Rivers Edge I Community Development District
Component Detail**

Fitness Equipment - Leased

Asset ID	1104	Asset Actual Cost Percent Replacement Future Cost	100%
Category	Operation Budget Funded		
Placed in Service	October 2016		
No Useful Life			

Gas Grill

Asset ID	1037	Asset Actual Cost Percent Replacement Future Cost	100%
Category	Operation Budget Funded		
Placed in Service	June 2012		
No Useful Life			

Irrigation Repair

Asset ID	1135	Asset Actual Cost Percent Replacement Future Cost	100%
Category	Operation Budget Funded		
Placed in Service	September 2016		
No Useful Life			

Kitchen Appliances

Asset ID	1089	Asset Actual Cost Percent Replacement Future Cost	100%
Category	Operation Budget Funded		
Placed in Service	June 2012		
No Useful Life			

**Rivers Edge I Community Development District
Component Detail**

Landscape Replacement

Asset ID	1134	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2016	Future Cost	
No Useful Life			

Mail Pavilions Structure/Roof

Asset ID	1052	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Pergola Repair/Paint - Riverhouse

Asset ID	1021	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			



**Rivers Edge I Community Development District
Component Detail**

Pool Furniture Partial Replacement

Asset ID	1117	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	October 2016	Future Cost	
No Useful Life			



Pool Pumps/Equip Partial Replacement

Asset ID	1026	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	October 2016	Future Cost	
No Useful Life			

Pool Slide Frame - Painting

Asset ID	1122	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	October 2016	Future Cost	
No Useful Life			

**Rivers Edge I Community Development District
Component Detail**

Repair/Painting - Mail Pavilions

Asset ID	1058	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Shredded Rubber Play Surface

Asset ID	1072	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Water Coolers

Asset ID	1065	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Water Heaters

Asset ID	1125	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

**Rivers Edge I Community Development District
Component Detail**

Window Treatments

Asset ID	1091	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Wood Floor Refinishing

Asset ID	1096	Asset Actual Cost	
Category	Operation Budget Funded	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

**Rivers Edge I Community Development District
Component Detail**

Basketball Court Replacement

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Building Foundations/Frames

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Pool Shells Replacement

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

Site Utilities

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			

**Rivers Edge I Community Development District
Component Detail**

Stormwater System

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Components Not Included	Future Cost	
Placed in Service	June 2012		
No Useful Life			

Tennis Court Replacement

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Components Not Included	Future Cost	
Placed in Service	June 2012		
No Useful Life			

Report Navigation

- **Executive Summary** provides information about 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 maintains 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 generally 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 on 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 Fully Funded Balance= Component cost x 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 condition
- **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 detail 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.

Component must be a 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. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. 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.

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 structure 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 serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes 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. Reserve 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 condition 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. In order 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 for the production of 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 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 for 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. aa