

Full Reserve Study Cypress Bluff Community Development District Jacksonville, Florida



**Prepared for FY 2025
Report Date: April 24, 2025**





April 24, 2025

District Supervisors
C/o Governmental Management Services
3475 West Town Place, Suite 114
St. Augustine Florida 32092

Re: Reserve Study Report for Cypress Bluff Community Development District

Dear Supervisors:

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.

Respectively submitted,

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Professional Reserve Analyst

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Jacksonville, FL 32256
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SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR DISTRICT. NO DESTRUCTIVE 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 DISTRICT CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
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FUNDING PLAN

Funding Model Projection	2-1
Income & Expense Spreadsheet	2-2

CHARTS

Funding Balances, Expenditures, Expenditures	3-1
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EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-12

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-4
Component Detail	5-7

DISCLOSURES & INFORMATION

Methodology & Information	6-4
Terms of Service	6-5
Definitions	6-6

Cypress Bluff Community Development District
Jacksonville, Florida
Executive Summary

Report Parameters

Report Date	April 24, 2025
Account Number	2178
Version	1
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026
 Total Units	 1998

Inflation	3.00%
Annual Assessment Increase	1.00%
Interest Rate on Reserve Deposit	3.00%
 2025 Beginning Balance	

GENERAL INFORMATION

- Date of Completion: December 1, 2020
- Date of site visit: April 22, 2025
- Components Included: 44
- Current replacement cost: \$1,123,205
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- This analysis has been completed in order to establish a capital reserve to fund future component replacements. The beginning reserve balance is assumed -0-.
- This funding plan provides adequate funding with moderate contributions and has as it's low balance or Threshold Year FY 2025/2026.

Cash Flow Funding Plan Summary of Calculations

Required Annual Contribution	\$119,427.57
<i>\$59.77 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$3,102.83</u>
Total Annual Allocation to Reserves	\$122,530.40
<i>\$61.33 per unit annually</i>	

**Cypress Bluff Community Development District
Funding Model Projection**

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,123,205	119,428	3,103	16,000	106,530
26-27	1,156,901	120,622	6,320	16,480	216,992
27-28	1,191,608	121,828	9,655	16,974	331,501
28-29	1,227,356	123,046	12,325	43,709	423,164
29-30	1,264,177	124,277	15,883	18,008	545,316
30-31	1,302,102	125,520	17,720	80,174	608,381
31-32	1,314,706	126,775	21,482	19,105	737,532
32-33	1,354,147	128,043	16,195	325,735	556,035
33-34	1,394,772	129,323	19,003	51,938	652,423
34-35	1,436,615	130,616	22,865	20,876	785,028
35-36	1,479,713	131,922	19,627	262,703	673,874
36-37	1,524,105	133,242	22,121	69,758	759,478
37-38	1,569,828	134,574	26,137	22,812	897,377
38-39	1,616,923	135,920	29,628	45,701	1,017,224
39-40	1,665,430	137,279	33,365	42,353	1,145,515
40-41	1,715,393	138,652	25,781	424,799	885,149
41-42	1,766,855	140,038	29,985	25,675	1,029,497
42-43	1,819,861	141,439	29,268	195,344	1,004,859
43-44	1,874,457	142,853	32,337	69,800	1,110,250
44-45	1,930,690	144,282	22,525	503,689	773,367
45-46	1,988,611	145,724	24,267	110,185	833,173
46-47	2,048,269	147,182	27,848	52,088	956,114
47-48	2,109,717	148,653	32,223	30,658	1,106,333
48-49	2,173,009	150,140	36,747	31,577	1,261,643
49-50	2,238,199	151,641	41,423	32,525	1,422,182
50-51	2,305,345	153,158	33,411	461,628	1,147,124
51-52	2,374,505	154,689	38,019	34,505	1,305,327
52-53	2,445,741	156,236	40,489	111,942	1,390,110
53-54	2,519,113	157,799	42,799	121,260	1,469,448
54-55	2,594,686	159,377	47,734	37,705	1,638,853

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Beginning Balance		106,530	216,992	331,501	423,164	545,316	608,381	737,532	556,035	652,423
Annual Assessment	119,428	120,622	121,828	123,046	124,277	125,520	126,775	128,043	129,323	130,616
Interest Earned	3,103	6,320	9,655	12,325	15,883	17,720	21,482	16,195	19,003	22,865
Expenditures	16,000	16,480	16,974	43,709	18,008	80,174	19,105	325,735	51,938	20,876
Ending Balance	106,530	216,992	331,501	423,164	545,316	608,381	737,532	556,035	652,423	785,028

Description

Site Components

Artificial Turf - Yoga Lawn/Pool								13,371		
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Site Components Total:

13,371

Parking Lot

Asphalt Resurfacing - Amenity Lot										
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Parking Lot Total:

Fencing/Gates/Access Control

Chain Link Fence - Dog Park										
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Dumpster Gates

Repair/Paint Steel Fence - Playground										
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Repair/Paint Steel Fence - Pool

Steel Fence Repair/Paint- Dog Park										
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Fencing/Gates/Access Control Total:

Landscape/Irrigation

Irrigation Control/Devices Allowance	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
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Irrigation Pump #1/Misc. Parts

28,982

Irrigation Pump #2/Misc. Parts

31,669

Landscape Allowance - Etown Pkw/Amenity	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
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Landscape/Irrigation Total:

13,000 13,390 13,792 14,205 14,632 44,052 15,523 15,988 48,137 16,962

Site Lighting

Light Pole Fixtures										
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Site Lighting Total:

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Roofing										
Standing Seam Metal Roof										
TPO Membrane										
Roofing Total:										
Building Components										
Bar Tops - Sky Deck										
Floor Tile - Sky Deck										
Refurbish Allowance - Fitness Restroom										
Refurbish Allowance - Restrooms										
Resilent Floor - Fitness Room										
Building Components Total:										
Ext. Painting/Refurbish										
Exterior Repair/Paint - Recharge Bld.				13,113						
Pergola Refurbishment Allowance										
Steel Repair/Paint - Ext. Stairs/Rails				13,113						
Ext. Painting/Refurbish Total:				26,225						
HVAC										
Heat Pump - Fitness/Office/Restrooms								16,603		
HVAC Total:								16,603		
Electrical										
Fire Alarm Panel										
Solar Panel Allowance										
Electrical Total:										
Plumbing										
Drinking Fountain w/Bottle Fill										
Plumbing Total:										
Elevators										
Elevator Cab Refurbishment Allowance										
Elevator Modernization Allowance										
Elevators Total:										

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Furniture Fixtures Equip.										
Access Control System Allowance										
Camera System Allowance						6,956				
Fitness Equip. Allowance (partially leased)	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Pool Furniture Allowance										
Furniture Fixtures Equip. Total:	3,000	3,090	3,183	3,278	3,377	10,433	3,582	3,690	3,800	3,914
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Expansion Joint Replace								14,758		
Pool Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile								261,324		
Shade Fabric - Pool						9,459				
Shade Structure/Fabric - Pool										
Swimming Pool Total:						9,459		276,082		
Playground										
Play Equipment Allowance										
Shade Fabric - Playground						12,891				
Shade Structure/Fabric - Playground										
Playground Total:						12,891				
Dog Park										
Shade Fabric - Dog Park						3,339				
Shade Structure/Fabric - Dog Park										
Dog Park Total:						3,339				
Operating Expense										
Asphalt Sealing										
Misc. Repair/Paint - Gates										
Park Benches/Trash Cans										
Playground Mulch										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Refurbishment - Monument Sign										

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Operating Expense continued...</i>										
Pool Furniture Partial Replacement										
Refurbishment - Monument Sign										
Sky Deck Furniture										
Television - Sky Deck										
Maintained By Others										
Curbs/Walks - Outside of Amenity										
Pond Fountains										
Stormwater Ponds										
Street Lights/Signage										
Streets										
Water/Sewer Service										
Long Life Components										
Building Foundation/Frame										
Pool Shell										
Storefront Windows/Doors - Recharge Bld.										
Stormwater Pond Bank Rebuilding										
Stormwater Pond Dredging										
Utility Main Lines to Amenity										
Year Total:	16,000	16,480	16,974	43,709	18,008	80,174	19,105	325,735	51,938	20,876

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Beginning Balance	785,028	673,874	759,478	897,377	1,017,224	1,145,515	885,149	1,029,497	1,004,859	1,110,250
Annual Assessment	131,922	133,242	134,574	135,920	137,279	138,652	140,038	141,439	142,853	144,282
Interest Earned	19,627	22,121	26,137	29,628	33,365	25,781	29,985	29,268	32,337	22,525
Expenditures	262,703	69,758	22,812	45,701	42,353	424,799	25,675	195,344	69,800	503,689
Ending Balance	673,874	759,478	897,377	1,017,224	1,145,515	885,149	1,029,497	1,004,859	1,110,250	773,367

Description

Site Components

Artificial Turf - Yoga Lawn/Pool										19,064
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Site Components Total: **19,064**

Parking Lot

Asphalt Resurfacing - Amenity Lot								168,899		
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Parking Lot Total: **168,899**

Fencing/Gates/Access Control

Chain Link Fence - Dog Park										
Dumpster Gates						11,217				

Repair/Paint Steel Fence - Playground		5,581								7,070
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Repair/Paint Steel Fence - Pool		5,703								7,225
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Steel Fence Repair/Paint- Dog Park		3,105								3,933
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Fencing/Gates/Access Control Total: **14,389** **11,217** **18,228**

Landscape/Irrigation

Irrigation Control/Devices Allowance	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
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Irrigation Pump #1/Misc. Parts						38,949				
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Irrigation Pump #2/Misc. Parts									42,561	
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Landscape Allowance - Etown Pkw/Amenity	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
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Landscape/Irrigation Total: **17,471** **17,995** **18,535** **19,091** **19,664** **59,203** **20,861** **21,487** **64,692** **22,796**

Site Lighting

Light Pole Fixtures						33,652				
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Site Lighting Total: **33,652**

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
Roofing										
Standing Seam Metal Roof										
TPO Membrane						58,988				
Roofing Total:						58,988				
Building Components										
Bar Tops - Sky Deck	16,799									
Floor Tile - Sky Deck										
Refurbish Allowance - Fitness Restroom	9,139									
Refurbish Allowance - Restrooms						52,971				
Resilent Floor - Fitness Room	29,803									
Building Components Total:	55,740					52,971				
Ext. Painting/Refurbish										
Exterior Repair/Paint - Recharge Bld.		16,611								21,042
Pergola Refurbishment Allowance						21,812				
Steel Repair/Paint - Ext. Stairs/Rails		16,611								21,042
Ext. Painting/Refurbish Total:		33,222				21,812				42,084
HVAC										
Heat Pump - Fitness/Office/Restrooms										23,672
HVAC Total:										23,672
Electrical										
Fire Alarm Panel						12,775				
Solar Panel Allowance				22,204						
Electrical Total:				22,204		12,775				
Plumbing										
Drinking Fountain w/Bottle Fill						9,659				
Plumbing Total:						9,659				
Elevators										
Elevator Cab Refurbishment Allowance						15,580				
Elevator Modernization Allowance										
Elevators Total:						15,580				

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Description										
Furniture Fixtures Equip.										
Access Control System Allowance	10,751									
Camera System Allowance	8,063					9,348				
Fitness Equip. Allowance (partially leased)	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Pool Furniture Allowance	53,757									
Furniture Fixtures Equip. Total:	76,603	4,153	4,277	4,406	4,538	14,022	4,814	4,959	5,107	5,261
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Expansion Joint Replace					18,151					
Pool Filtration Refurbishment Allowance										
Pool Lift	12,095									
Pool Resurfacing/Tile										372,585
Shade Fabric - Pool										
Shade Structure/Fabric - Pool						74,782				
Swimming Pool Total:	12,095				18,151	74,782				372,585
Playground										
Play Equipment Allowance	100,794									
Shade Fabric - Playground										
Shade Structure/Fabric - Playground						22,746				
Playground Total:	100,794					22,746				
Dog Park										
Shade Fabric - Dog Park										
Shade Structure/Fabric - Dog Park						37,391				
Dog Park Total:						37,391				
Operating Expense										
Asphalt Sealing										
Misc. Repair/Paint - Gates										
Park Benches/Trash Cans										
Playground Mulch										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Refurbishment - Monument Sign										

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<i>Operating Expense continued...</i>										
Pool Furniture Partial Replacement										
Refurbishment - Monument Sign										
Sky Deck Furniture										
Television - Sky Deck										
Maintained By Others										
Curbs/Walks - Outside of Amenity										
Pond Fountains										
Stormwater Ponds										
Street Lights/Signage										
Streets										
Water/Sewer Service										
Long Life Components										
Building Foundation/Frame										
Pool Shell										
Storefront Windows/Doors - Recharge Bld.										
Stormwater Pond Bank Rebuilding										
Stormwater Pond Dredging										
Utility Main Lines to Amenity										
Year Total:	262,703	69,758	22,812	45,701	42,353	424,799	25,675	195,344	69,800	503,689

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Beginning Balance	773,367	833,173	956,114	1,106,333	1,261,643	1,422,182	1,147,124	1,305,327	1,390,110	1,469,448
Annual Assessment	145,724	147,182	148,653	150,140	151,641	153,158	154,689	156,236	157,799	159,377
Interest Earned	24,267	27,848	32,223	36,747	41,423	33,411	38,019	40,489	42,799	47,734
Expenditures	110,185	52,088	30,658	31,577	32,525	461,628	34,505	111,942	121,260	37,705
Ending Balance	833,173	956,114	1,106,333	1,261,643	1,422,182	1,147,124	1,305,327	1,390,110	1,469,448	1,638,853

Description

Site Components

Artificial Turf - Yoga Lawn/Pool

Site Components Total:

Parking Lot

Asphalt Resurfacing - Amenity Lot

Parking Lot Total:

Fencing/Gates/Access Control

Chain Link Fence - Dog Park 32,674

Dumpster Gates

Repair/Paint Steel Fence - Playground 8,956

Repair/Paint Steel Fence - Pool 9,152

Steel Fence Repair/Paint- Dog Park 4,982

Fencing/Gates/Access Control Total: 32,674 23,090

Landscape/Irrigation

Irrigation Control/Devices Allowance 5,418 5,581 5,748 5,921 6,098 6,281 6,470 6,664 6,864 7,070

Irrigation Pump #1/Misc. Parts 52,344

Irrigation Pump #2/Misc. Parts 57,198

Landscape Allowance - Etown Pkw/Amenity 18,061 18,603 19,161 19,736 20,328 20,938 21,566 22,213 22,879 23,566

Landscape/Irrigation Total: 23,479 24,184 24,909 25,657 26,426 79,564 28,036 28,877 86,941 30,635

Site Lighting

Light Pole Fixtures

Site Lighting Total:

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

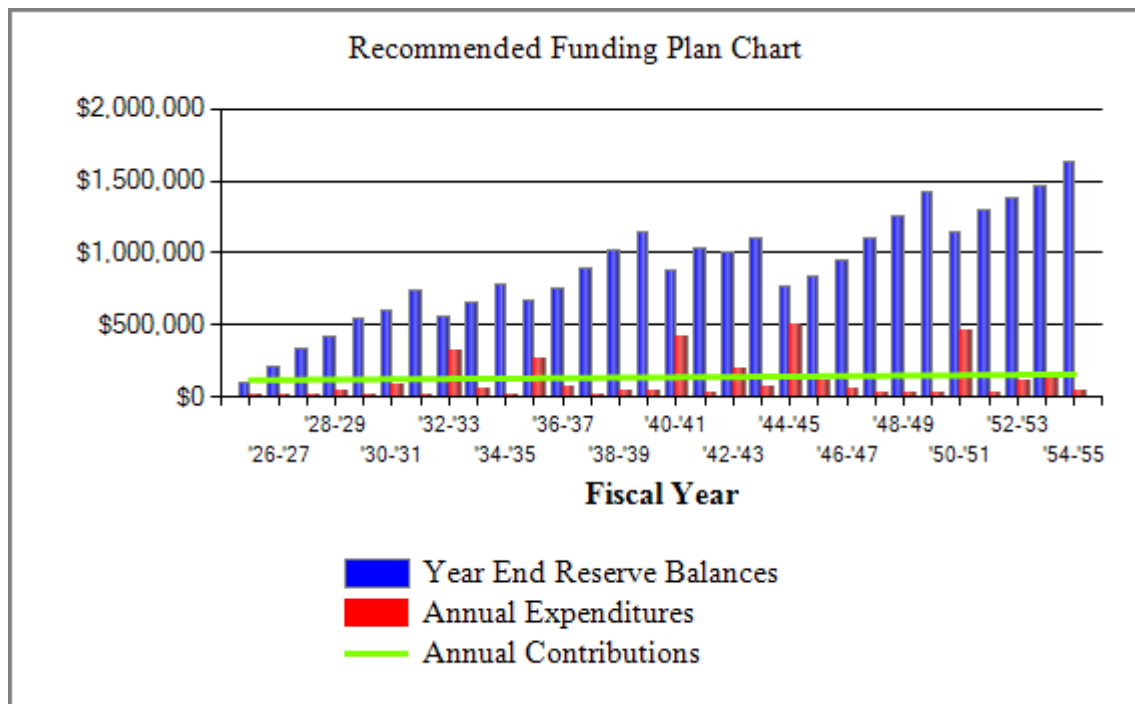
Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Roofing										
Standing Seam Metal Roof										
TPO Membrane										
Roofing Total:										
Building Components										
Bar Tops - Sky Deck						26,172				
Floor Tile - Sky Deck	37,777									
Refurbish Allowance - Fitness Restroom						14,238				
Refurbish Allowance - Restrooms										
Resilent Floor - Fitness Room						46,432				
Building Components Total:	37,777					86,842				
Ext. Painting/Refurbish										
Exterior Repair/Paint - Recharge Bld.								26,655		
Pergola Refurbishment Allowance										
Steel Repair/Paint - Ext. Stairs/Rails								26,655		
Ext. Painting/Refurbish Total:								53,311		
HVAC										
Heat Pump - Fitness/Office/Restrooms										
HVAC Total:										
Electrical										
Fire Alarm Panel										
Solar Panel Allowance										
Electrical Total:										
Plumbing										
Drinking Fountain w/Bottle Fill										
Plumbing Total:										
Elevators										
Elevator Cab Refurbishment Allowance										
Elevator Modernization Allowance										
Elevators Total:										

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Description										
Furniture Fixtures Equip.										
Access Control System Allowance						16,750				
Camera System Allowance	10,837					12,563				
Fitness Equip. Allowance (partially leased)	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664	6,864	7,070
Pool Furniture Allowance						83,751				
Furniture Fixtures Equip. Total:	16,255	5,581	5,748	5,921	6,098	119,345	6,470	6,664	6,864	7,070
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Expansion Joint Replace		22,324							27,455	
Pool Filtration Refurbishment Allowance										
Pool Lift						18,844				
Pool Resurfacing/Tile										
Shade Fabric - Pool										
Shade Structure/Fabric - Pool										
Swimming Pool Total:		22,324				18,844			27,455	
Playground										
Play Equipment Allowance						157,033				
Shade Fabric - Playground										
Shade Structure/Fabric - Playground										
Playground Total:						157,033				
Dog Park										
Shade Fabric - Dog Park										
Shade Structure/Fabric - Dog Park										
Dog Park Total:										
Operating Expense										
Asphalt Sealing										
Misc. Repair/Paint - Gates										
Park Benches/Trash Cans										
Playground Mulch										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Refurbishment - Monument Sign										

**Cypress Bluff Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Operating Expense continued...</i>										
Pool Furniture Partial Replacement										
Refurbishment - Monument Sign										
Sky Deck Furniture										
Television - Sky Deck										
Maintained By Others										
Curbs/Walks - Outside of Amenity										
Pond Fountains										
Stormwater Ponds										
Street Lights/Signage										
Streets										
Water/Sewer Service										
Long Life Components										
Building Foundation/Frame										
Pool Shell										
Storefront Windows/Doors - Recharge Bld.										
Stormwater Pond Bank Rebuilding										
Stormwater Pond Dredging										
Utility Main Lines to Amenity										
Year Total:	110,185	52,088	30,658	31,577	32,525	461,628	34,505	111,942	121,260	37,705



This chart illustrates the recommended funding plan provides adequate funding for component replacements with moderate increases in annual contributions.

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 25-26	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,000
Landscape Allowance - Etown Pkw/Amenity	10,000
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,000
Total for 2025 - 2026	\$16,000
Replacement Year 26-27	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,090
Landscape Allowance - Etown Pkw/Amenity	10,300
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,090
Total for 2026 - 2027	\$16,480
Replacement Year 27-28	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,183
Landscape Allowance - Etown Pkw/Amenity	10,609
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,183
Total for 2027 - 2028	\$16,974
Replacement Year 28-29	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,278
Landscape Allowance - Etown Pkw/Amenity	10,927
Ext. Painting/Refurbish	
Exterior Repair/Paint - Recharge Bld.	13,113
Steel Repair/Paint - Ext. Stairs/Rails	13,113
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,278
Total for 2028 - 2029	\$43,709

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 29-30	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,377
Landscape Allowance - Etown Pkw/Amenity	11,255
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,377
Total for 2029 - 2030	\$18,008
Replacement Year 30-31	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,478
Irrigation Pump #1/Misc. Parts	28,982
Landscape Allowance - Etown Pkw/Amenity	11,593
Furniture Fixtures Equip.	
Camera System Allowance	6,956
Fitness Equip. Allowance (partially leased)	3,478
Swimming Pool	
Shade Fabric - Pool	9,459
Playground	
Shade Fabric - Playground	12,891
Dog Park	
Shade Fabric - Dog Park	3,339
Total for 2030 - 2031	\$80,174
Replacement Year 31-32	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,582
Landscape Allowance - Etown Pkw/Amenity	11,941
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,582
Total for 2031 - 2032	\$19,105
Replacement Year 32-33	
Site Components	
Artificial Turf - Yoga Lawn/Pool	13,371

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,690
Landscape Allowance - Etown Pkw/Amenity	12,299
HVAC	
Heat Pump - Fitness/Office/Restrooms	16,603
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,690
Swimming Pool	
Pool Expansion Joint Replace	14,758
Pool Resurfacing/Tile	261,324
Total for 2032 - 2033	\$325,735
Replacement Year 33-34	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,800
Irrigation Pump #2/Misc. Parts	31,669
Landscape Allowance - Etown Pkw/Amenity	12,668
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,800
Total for 2033 - 2034	\$51,938
Replacement Year 34-35	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	3,914
Landscape Allowance - Etown Pkw/Amenity	13,048
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	3,914
Total for 2034 - 2035	\$20,876
Replacement Year 35-36	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,032
Landscape Allowance - Etown Pkw/Amenity	13,439

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
Building Components	
Bar Tops - Sky Deck	16,799
Refurbish Allowance - Fitness Restroom	9,139
Resilient Floor - Fitness Room	29,803
Furniture Fixtures Equip.	
Access Control System Allowance	10,751
Camera System Allowance	8,063
Fitness Equip. Allowance (partially leased)	4,032
Pool Furniture Allowance	53,757
Swimming Pool	
Pool Lift	12,095
Playground	
Play Equipment Allowance	100,794
Total for 2035 - 2036	\$262,703
Replacement Year 36-37	
Fencing/Gates/Access Control	
Repair/Paint Steel Fence - Playground	5,581
Repair/Paint Steel Fence - Pool	5,703
Steel Fence Repair/Paint- Dog Park	3,105
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,153
Landscape Allowance - Etown Pkw/Amenity	13,842
Ext. Painting/Refurbish	
Exterior Repair/Paint - Recharge Bld.	16,611
Steel Repair/Paint - Ext. Stairs/Rails	16,611
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	4,153
Total for 2036 - 2037	\$69,758
Replacement Year 37-38	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,277

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Landscape Allowance - Etown Pkw/Amenity	14,258
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	4,277
Total for 2037 - 2038	\$22,812
Replacement Year 38-39	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,406
Landscape Allowance - Etown Pkw/Amenity	14,685
Electrical	
Solar Panel Allowance	22,204
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	4,406
Total for 2038 - 2039	\$45,701
Replacement Year 39-40	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,538
Landscape Allowance - Etown Pkw/Amenity	15,126
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	4,538
Swimming Pool	
Pool Expansion Joint Replace	18,151
Total for 2039 - 2040	\$42,353
Replacement Year 40-41	
Fencing/Gates/Access Control	
Dumpster Gates	11,217
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,674
Irrigation Pump #1/Misc. Parts	38,949
Landscape Allowance - Etown Pkw/Amenity	15,580
Site Lighting	
Light Pole Fixtures	33,652

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 40-41 continued...</i>	
Roofing	
TPO Membrane	58,988
Building Components	
Refurbish Allowance - Restrooms	52,971
Ext. Painting/Refurbish	
Pergola Refurbishment Allowance	21,812
Electrical	
Fire Alarm Panel	12,775
Plumbing	
Drinking Fountain w/Bottle Fill	9,659
Elevators	
Elevator Cab Refurbishment Allowance	15,580
Furniture Fixtures Equip.	
Camera System Allowance	9,348
Fitness Equip. Allowance (partially leased)	4,674
Swimming Pool	
Shade Structure/Fabric - Pool	74,782
Playground	
Shade Structure/Fabric - Playground	22,746
Dog Park	
Shade Structure/Fabric - Dog Park	37,391
Total for 2040 - 2041	<u>\$424,799</u>
Replacement Year 41-42	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,814
Landscape Allowance - Etown Pkw/Amenity	16,047
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	4,814
Total for 2041 - 2042	<u>\$25,675</u>
Replacement Year 42-43	
Parking Lot	
Asphalt Resurfacing - Amenity Lot	168,899

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	4,959
Landscape Allowance - Etown Pkw/Amenity	16,528
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	4,959
Total for 2042 - 2043	\$195,344
 Replacement Year 43-44	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	5,107
Irrigation Pump #2/Misc. Parts	42,561
Landscape Allowance - Etown Pkw/Amenity	17,024
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	5,107
Total for 2043 - 2044	\$69,800
 Replacement Year 44-45	
Site Components	
Artificial Turf - Yoga Lawn/Pool	19,064
Fencing/Gates/Access Control	
Repair/Paint Steel Fence - Playground	7,070
Repair/Paint Steel Fence - Pool	7,225
Steel Fence Repair/Paint- Dog Park	3,933
Landscape/Irrigation	
Irrigation Control/Devices Allowance	5,261
Landscape Allowance - Etown Pkw/Amenity	17,535
Ext. Painting/Refurbish	
Exterior Repair/Paint - Recharge Bld.	21,042
Steel Repair/Paint - Ext. Stairs/Rails	21,042
HVAC	
Heat Pump - Fitness/Office/Restrooms	23,672
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	5,261

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 44-45 continued...</i>	
Swimming Pool	
Pool Resurfacing/Tile	372,585
Total for 2044 - 2045	\$503,689
 Replacement Year 45-46	
Fencing/Gates/Access Control	
Chain Link Fence - Dog Park	32,674
Landscape/Irrigation	
Irrigation Control/Devices Allowance	5,418
Landscape Allowance - Etown Pkw/Amenity	18,061
Building Components	
Floor Tile - Sky Deck	37,777
Furniture Fixtures Equip.	
Camera System Allowance	10,837
Fitness Equip. Allowance (partially leased)	5,418
Total for 2045 - 2046	\$110,185
 Replacement Year 46-47	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	5,581
Landscape Allowance - Etown Pkw/Amenity	18,603
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	5,581
Swimming Pool	
Pool Expansion Joint Replace	22,324
Total for 2046 - 2047	\$52,088
 Replacement Year 47-48	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	5,748
Landscape Allowance - Etown Pkw/Amenity	19,161
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	5,748
Total for 2047 - 2048	\$30,658

**Cypress Bluff Community Development District
Annual Expenditure Detail**

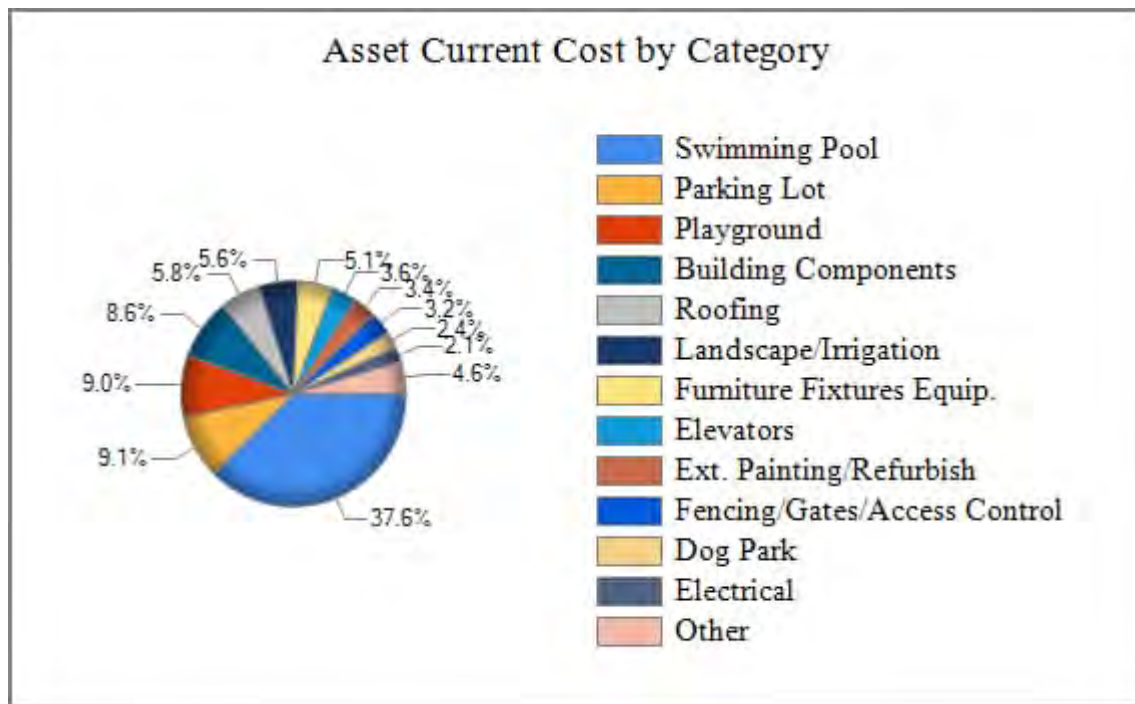
Description	Expenditures
Replacement Year 48-49	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	5,921
Landscape Allowance - Etown Pkw/Amenity	19,736
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	5,921
Total for 2048 - 2049	\$31,577
Replacement Year 49-50	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	6,098
Landscape Allowance - Etown Pkw/Amenity	20,328
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	6,098
Total for 2049 - 2050	\$32,525
Replacement Year 50-51	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	6,281
Irrigation Pump #1/Misc. Parts	52,344
Landscape Allowance - Etown Pkw/Amenity	20,938
Building Components	
Bar Tops - Sky Deck	26,172
Refurbish Allowance - Fitness Restroom	14,238
Resilient Floor - Fitness Room	46,432
Furniture Fixtures Equip.	
Access Control System Allowance	16,750
Camera System Allowance	12,563
Fitness Equip. Allowance (partially leased)	6,281
Pool Furniture Allowance	83,751
Swimming Pool	
Pool Lift	18,844
Playground	
Play Equipment Allowance	157,033
Total for 2050 - 2051	\$461,628

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 51-52	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	6,470
Landscape Allowance - Etown Pkw/Amenity	21,566
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	6,470
Total for 2051 - 2052	\$34,505
Replacement Year 52-53	
Fencing/Gates/Access Control	
Repair/Paint Steel Fence - Playground	8,956
Repair/Paint Steel Fence - Pool	9,152
Steel Fence Repair/Paint- Dog Park	4,982
Landscape/Irrigation	
Irrigation Control/Devices Allowance	6,664
Landscape Allowance - Etown Pkw/Amenity	22,213
Ext. Painting/Refurbish	
Exterior Repair/Paint - Recharge Bld.	26,655
Steel Repair/Paint - Ext. Stairs/Rails	26,655
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	6,664
Total for 2052 - 2053	\$111,942
Replacement Year 53-54	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	6,864
Irrigation Pump #2/Misc. Parts	57,198
Landscape Allowance - Etown Pkw/Amenity	22,879
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	6,864
Swimming Pool	
Pool Expansion Joint Replace	27,455
Total for 2053 - 2054	\$121,260

**Cypress Bluff Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 54-55	
Landscape/Irrigation	
Irrigation Control/Devices Allowance	7,070
Landscape Allowance - Etown Pkw/Amenity	23,566
Furniture Fixtures Equip.	
Fitness Equip. Allowance (partially leased)	7,070
Total for 2054 - 2055	<u>\$37,705</u>



This chart shows the major components included in this analysis and their percentage of total cost of replacement.

Cypress Bluff Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Components								
Artificial Turf - Yoga Lawn/Pool	2020	32-33	12	0	7	604 Linear Feet	18.00	<u>10,872</u>
Site Components - Total								\$10,872
Parking Lot								
Asphalt Resurfacing - Amenity Lot	2020	42-43	22	0	17	5,135 Square Yards	19.90	<u>102,186</u>
Parking Lot - Total								\$102,186
Fencing/Gates/Access Control								
Chain Link Fence - Dog Park	2020	45-46	25	0	20	790 Linear Feet	22.90	18,091
Dumpster Gates	2020	40-41	20	0	15	2 Each	3,600.00	7,200
Repair/Paint Steel Fence - Playground	2020	36-37	8	8	11	640 Linear Feet	6.30	4,032
Repair/Paint Steel Fence - Pool	2020	36-37	8	8	11	654 Linear Feet	6.30	4,120
Steel Fence Repair/Paint- Dog Park	2020	36-37	8	8	11	356 Linear Feet	6.30	<u>2,243</u>
Fencing/Gates/Access Control - Total								\$35,686
Landscape/Irrigation								
Irrigation Control/Devices Allowance	2020	25-26	1	0	0	1 Lump Sum	3,000.00	3,000
Irrigation Pump #1/Misc. Parts	2020	30-31	10	0	5	1 Lump Sum	25,000.00	25,000
Irrigation Pump #2/Misc. Parts	2024	33-34	10	0	8	1 Lump Sum	25,000.00	25,000
Landscape Allowance - Etown Pkw/Amenity	2020	25-26	1	0	0	1 Lump Sum	10,000.00	<u>10,000</u>
Landscape/Irrigation - Total								\$63,000
Site Lighting								
Light Pole Fixtures	2020	40-41	20	0	15	18 Each	1,200.00	<u>21,600</u>
Site Lighting - Total								\$21,600
Roofing								
Standing Seam Metal Roof	2020	55-56	35	0	30	1,780 Square Feet	15.50	27,590
TPO Membrane	2020	40-41	20	0	15	2,784 Square Feet	13.60	<u>37,862</u>
Roofing - Total								\$65,452
Building Components								
Bar Tops - Sky Deck	2020	35-36	15	0	10	1 Lump Sum	12,500.00	12,500
Floor Tile - Sky Deck	2020	45-46	25	0	20	1,260 Square Feet	16.60	20,916
Refurbish Allowance - Fitness Restroom	2020	35-36	15	0	10	1 Lump Sum	6,800.00	6,800
Refurbish Allowance - Restrooms	2020	40-41	20	0	15	1 Lump Sum	34,000.00	34,000
Resilient Floor - Fitness Room	2020	35-36	15	0	10	1,848 Square Feet	12.00	<u>22,176</u>
Building Components - Total								\$96,392
Ext. Painting/Refurbish								
Exterior Repair/Paint - Recharge Bld.	2020	28-29	8	0	3	1 Lump Sum	12,000.00	12,000
Pergola Refurbishment Allowance	2020	40-41	20	0	15	1 Lump Sum	14,000.00	14,000
Steel Repair/Paint - Ext. Stairs/Rails	2020	28-29	8	0	3	1 Lump Sum	12,000.00	<u>12,000</u>
Ext. Painting/Refurbish - Total								\$38,000

**Cypress Bluff Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC								
Heat Pump - Fitness/Office/Restrooms	2020	32-33	12	0	7	1 Lump Sum	13,500.00	<u>13,500</u>
HVAC - Total								\$13,500
Electrical								
Fire Alarm Panel	2020	40-41	20	0	15	1 Lump Sum	8,200.00	8,200
Solar Panel Allowance	2020	38-39	18	0	13	1,080 Square Feet	14.00	<u>15,120</u>
Electrical - Total								\$23,320
Plumbing								
Drinking Fountain w/Bottle Fill	2020	40-41	20	0	15	1 Lump Sum	6,200.00	<u>6,200</u>
Plumbing - Total								\$6,200
Elevators								
Elevator Cab Refurbishment Allowance	2020	40-41	20	0	15	1 Lump Sum	10,000.00	10,000
Elevator Modernization Allowance	2020	55-56	35	0	30	2 Stops	15,200.00	<u>30,400</u>
Elevators - Total								\$40,400
Furniture Fixtures Equip.								
Access Control System Allowance	2020	35-36	15	0	10	1 Lump Sum	8,000.00	8,000
Camera System Allowance	2020	30-31	5	5	5	1 Lump Sum	6,000.00	6,000
Fitness Equip. Allowance (partially leased)	2020	25-26	1	0	0	1 Lump Sum	3,000.00	3,000
Pool Furniture Allowance	2020	35-36	15	0	10	1 Lump Sum	40,000.00	<u>40,000</u>
Furniture Fixtures Equip. - Total								\$57,000
Swimming Pool								
Concrete Pavers - Pool Deck	2020	55-56	35	0	30	11,248 Square Feet	9.10	102,357
Pool Expansion Joint Replace	2020	32-33	7	5	7	1 Lump Sum	12,000.00	12,000
Pool Filtration Refurbishment Allowance	2020	55-56	35	0	30	1 Lump Sum	30,000.00	30,000
Pool Lift	2020	35-36	15	0	10	1 Each	9,000.00	9,000
Pool Resurfacing/Tile	2020	32-33	12	0	7	6,640 Square Feet	32.00	212,480
Shade Fabric - Pool	2020	30-31	10	0	5	995 Square Feet	8.20	8,159
Shade Structure/Fabric - Pool	2020	40-41	20	0	15	4 Each	12,000.00	<u>48,000</u>
Swimming Pool - Total								\$421,996
Playground								
Play Equipment Allowance	2020	35-36	15	0	10	1 Lump Sum	75,000.00	75,000
Shade Fabric - Playground	2020	30-31	10	0	5	1,390 Square Feet	8.00	11,120
Shade Structure/Fabric - Playground	2020	40-41	20	0	15	1 Lump Sum	14,600.00	<u>14,600</u>
Playground - Total								\$100,720
Dog Park								
Shade Fabric - Dog Park	2020	30-31	10	0	5	360 Square Feet	8.00	2,880
Shade Structure/Fabric - Dog Park	2020	40-41	20	0	15	2 Each	12,000.00	<u>24,000</u>
Dog Park - Total								\$26,880

Cypress Bluff Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
Operating Expense							
Asphalt Sealing						0.00	
Misc. Repair/Paint - Gates						0.00	
Park Benches/Trash Cans						0.00	
Playground Mulch						0.00	
Pool Filtration Partial Replacement						0.00	
Pool Furniture Partial Replacement						0.00	
Refurbishment - Monument Sign						0.00	
Sky Deck Furniture						0.00	
Television - Sky Deck						0.00	
Operating Expense - Total							
Maintained By Others							
Curbs/Walks - Outside of Amenity						0.00	
Pond Fountains						0.00	
Stormwater Ponds						0.00	
Street Lights/Signage						0.00	
Streets						0.00	
Water/Sewer Service						0.00	
Maintained By Others - Total							
Long Life Components							
Building Foundation/Frame						0.00	
Pool Shell						0.00	
Storefront Windows/Doors - Recharge Bld.						0.00	
Stormwater Pond Bank Rebuilding						0.00	
Stormwater Pond Dredging						0.00	
Utility Main Lines to Amenity						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,123,205

Cypress Bluff Community Development District Component Detail Index

Asset ID	Description	Replacement	Page
Site Components			
1003	Artificial Turf - Yoga Lawn/Pool	32-33	5-7
Parking Lot			
1041	Asphalt Resurfacing - Amenity Lot	42-43	5-8
Fencing/Gates/Access Control			
1055	Chain Link Fence - Dog Park	45-46	5-9
1001	Dumpster Gates	40-41	5-9
1053	Repair/Paint Steel Fence - Playground	36-37	5-10
1002	Repair/Paint Steel Fence - Pool	36-37	5-11
1054	Steel Fence Repair/Paint- Dog Park	36-37	5-12
Landscape/Irrigation			
1013	Irrigation Control/Devices Allowance	25-26	5-14
1044	Irrigation Pump #1/Misc. Parts	30-31	5-14
1012	Irrigation Pump #2/Misc. Parts	33-34	5-15
1042	Landscape Allowance - Etown Pkw/Amenity	25-26	5-15
Site Lighting			
1019	Light Pole Fixtures	40-41	5-16
Roofing			
1018	Standing Seam Metal Roof	55-56	5-17
1052	TPO Membrane	40-41	5-17
Building Components			
1024	Bar Tops - Sky Deck	35-36	5-18
1025	Floor Tile - Sky Deck	45-46	5-18
1033	Refurbish Allowance - Fitness Restroom	35-36	5-19
1030	Refurbish Allowance - Restrooms	40-41	5-20
1031	Resilient Floor - Fitness Room	35-36	5-21
Ext. Painting/Refurbish			
1049	Exterior Repair/Paint - Recharge Bld.	28-29	5-23
1027	Pergola Refurbishment Allowance	40-41	5-23
1020	Steel Repair/Paint - Ext. Stairs/Rails	28-29	5-24

**Cypress Bluff Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
HVAC			
1032	Heat Pump - Fitness/Office/Restrooms	32-33	5-26
Electrical			
1022	Fire Alarm Panel	40-41	5-27
1021	Solar Panel Allowance	38-39	5-27
Plumbing			
1029	Drinking Fountain w/Bottle Fill	40-41	5-29
Elevators			
1017	Elevator Cab Refurbishment Allowance	40-41	5-30
1016	Elevator Modernization Allowance	55-56	5-30
Furniture Fixtures Equip.			
1035	Access Control System Allowance	35-36	5-32
1034	Camera System Allowance	30-31	5-32
1036	Fitness Equip. Allowance (partially leased)	25-26	5-32
1005	Pool Furniture Allowance	35-36	5-33
Swimming Pool			
1007	Concrete Pavers - Pool Deck	55-56	5-34
1037	Pool Expansion Joint Replace	32-33	5-34
1014	Pool Filtration Refurbishment Allowance	55-56	5-35
1051	Pool Lift	35-36	5-36
1004	Pool Resurfacing/Tile	32-33	5-37
1009	Shade Fabric - Pool	30-31	5-38
1008	Shade Structure/Fabric - Pool	40-41	5-39
Playground			
1040	Play Equipment Allowance	35-36	5-41
1057	Shade Fabric - Playground	30-31	5-41
1010	Shade Structure/Fabric - Playground	40-41	5-42
Dog Park			
1058	Shade Fabric - Dog Park	30-31	5-44
1011	Shade Structure/Fabric - Dog Park	40-41	5-44

**Cypress Bluff Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Operating Expense			
	Asphalt Sealing	25-26	5-46
	Misc. Repair/Paint - Gates	25-26	5-46
	Park Benches/Trash Cans	25-26	5-47
	Playground Mulch	25-26	5-48
	Pool Filtration Partial Replacement	25-26	5-49
	Pool Furniture Partial Replacement	25-26	5-50
	Refurbishment - Monument Sign	25-26	5-51
	Sky Deck Furniture	25-26	5-52
	Television - Sky Deck	25-26	5-53
Maintained By Others			
	Curbs/Walks - Outside of Amenity	25-26	5-55
	Pond Fountains	25-26	5-55
	Stormwater Ponds	25-26	5-55
	Street Lights/Signage	25-26	5-55
	Streets	25-26	5-56
	Water/Sewer Service	25-26	5-56
Long Life Components			
	Building Foundation/Frame	25-26	5-57
	Pool Shell	25-26	5-57
	Storefront Windows/Doors - Recharge Bld.	25-26	5-57
	Stormwater Pond Bank Rebuilding	25-26	5-58
	Stormwater Pond Dredging	25-26	5-58
	Utility Main Lines to Amenity	25-26	5-59
	Total Funded Assets	44	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	44	

Cypress Bluff Community Development District Component Detail

Artificial Turf - Yoga Lawn/Pool - 2032

Asset ID	1003	604 Linear Feet	@ \$18.00
		Asset Actual Cost	\$10,872.00
		Percent Replacement	100%
		Future Cost	\$13,371.19
Category	Site Components		
Placed in Service	December 2020		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	7		



Cypress Bluff Community Development District Component Detail

Asphalt Resurfacing - Amenity Lot - 2042

Asset ID	1041	5,135 Square Yards	@ \$19.90
		Asset Actual Cost	\$102,186.50
		Percent Replacement	100%
Category	Parking Lot	Future Cost	\$168,898.71
Placed in Service	December 2020		
Useful Life	22		
Replacement Year	42-43		
Remaining Life	17		



Includes milling and 11/2" overlay

**Cypress Bluff Community Development District
Component Detail**

Chain Link Fence - Dog Park - 2045

Asset ID	1055	790 Linear Feet	@ \$22.90
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$18,091.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	25	Future Cost	\$32,674.36
Replacement Year	45-46		
Remaining Life	20		



Dumpster Gates - 2040

Asset ID	1001	2 Each	@ \$3,600.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$7,200.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$11,217.36
Replacement Year	40-41		
Remaining Life	15		

Cypress Bluff Community Development District Component Detail

Dumpster Gates continued...



Repair/Paint Steel Fence - Playground - 2036

Asset ID	1053	640 Linear Feet	@ \$6.30
		Asset Actual Cost	\$4,032.00
		Percent Replacement	100%
		Future Cost	\$5,581.23
Category: Gates/Access Control			
Placed in Service	December 2020		
Useful Life	8		
Adjustment	8		
Replacement Year	36-37		
Remaining Life	11		

Cypress Bluff Community Development District Component Detail

Repair/Paint Steel Fence - Playground continued...

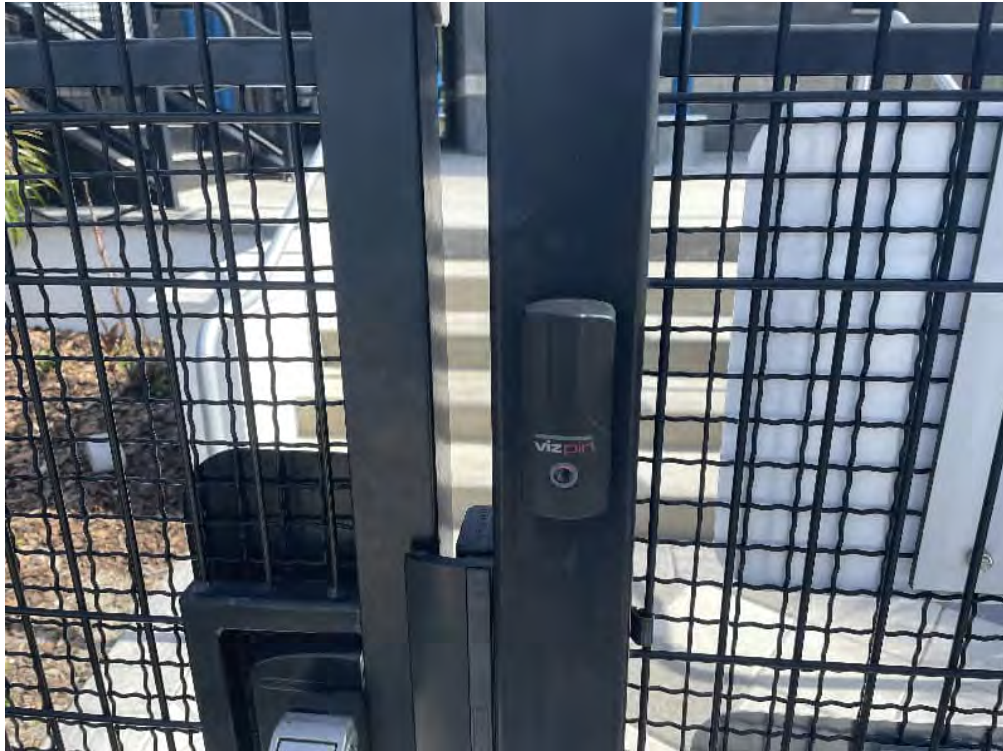


Repair/Paint Steel Fence - Pool - 2036

Asset ID	1002	654 Linear Feet	@ \$6.30
		Asset Actual Cost	\$4,120.20
		Percent Replacement	100%
		Future Cost	\$5,703.32
Cafeteria/Gates/Access Control			
Placed in Service	December 2020		
Useful Life	8		
Adjustment	8		
Replacement Year	36-37		
Remaining Life	11		

Cypress Bluff Community Development District Component Detail

Repair/Paint Steel Fence - Pool continued...



Steel Fence Repair/Paint- Dog Park - 2036

Asset ID	1054	356 Linear Feet	@ \$6.30
		Asset Actual Cost	\$2,242.80
		Percent Replacement	100%
		Future Cost	\$3,104.56
Category	Fencing/Gates/Access Control		
Placed in Service	December 2020		
Useful Life	8		
Adjustment	8		
Replacement Year	36-37		
Remaining Life	11		

**Cypress Bluff Community Development District
Component Detail**

Steel Fence Repair/Paint- Dog Park continued...



Cypress Bluff Community Development District Component Detail

Irrigation Control/Devices Allowance - 2025

Asset ID	1013	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$3,000.00
Placed in Service	December 2020		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Irrigation Pump #1/Misc. Parts - 2030

Asset ID	1044	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$28,981.85
Placed in Service	December 2020		
Useful Life	10		
Replacement Year	30-31		
Remaining Life	5		



**Cypress Bluff Community Development District
Component Detail**

Irrigation Pump #2/Misc. Parts - 2033

Asset ID	1012	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$31,669.25
Placed in Service	May 2024		
Useful Life	10		
Replacement Year	33-34		
Remaining Life	8		



Landscape Allowance - Etown Pkw/Amenity - 2025

Asset ID	1042	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$10,000.00
Placed in Service	December 2020		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Cypress Bluff Community Development District Component Detail

Light Pole Fixtures - 2040

Asset ID	1019	18 Each	@ \$1,200.00
Category	Site Lighting	Asset Actual Cost	\$21,600.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$33,652.10
Replacement Year	40-41		
Remaining Life	15		



**Cypress Bluff Community Development District
Component Detail**

Standing Seam Metal Roof - 2055

Asset ID	1018	1,780 Square Feet	@ \$15.50
Category	Roofing	Asset Actual Cost	\$27,590.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	35	Future Cost	\$66,968.17
Replacement Year	55-56		
Remaining Life	30		



TPO Membrane - 2040

Asset ID	1052	2,784 Square Feet	@ \$13.60
Category	Roofing	Asset Actual Cost	\$37,862.40
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$58,988.38
Replacement Year	40-41		
Remaining Life	15		

**Cypress Bluff Community Development District
Component Detail**

Bar Tops - Sky Deck - 2035

Asset ID	1024	1 Lump Sum	@ \$12,500.00
Category	Building Components	Asset Actual Cost	\$12,500.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	15	Future Cost	\$16,798.95
Replacement Year	35-36		
Remaining Life	10		



Floor Tile - Sky Deck - 2045

Asset ID	1025	1,260 Square Feet	@ \$16.60
Category	Building Components	Asset Actual Cost	\$20,916.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	25	Future Cost	\$37,776.62
Replacement Year	45-46		
Remaining Life	20		

Cypress Bluff Community Development District Component Detail

Floor Tile - Sky Deck continued...



Refurbish Allowance - Fitness Restroom - 2035

Asset ID	1033	1 Lump Sum	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
		Future Cost	\$9,138.63
Category	Building Components		
Placed in Service	December 2020		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	10		

**Cypress Bluff Community Development District
Component Detail**

Refurbish Allowance - Fitness Restroom continued...



Refurbish Allowance - Restrooms - 2040

Asset ID	1030	1 Lump Sum	@ \$34,000.00
		Asset Actual Cost	\$34,000.00
		Percent Replacement	100%
		Future Cost	\$52,970.89
Category	Building Components		
Placed in Service	December 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	15		

**Cypress Bluff Community Development District
Component Detail**

Refurbish Allowance - Restrooms continued...



Restrooms have sealed concrete floor and painted CMU walls. Refurbishment includes toilet partitions, fixtures and painting.

Resilent Floor - Fitness Room - 2035

Asset ID	1031	1,848 Square Feet	@ \$12.00
Category	Building Components	Asset Actual Cost	\$22,176.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	15	Future Cost	\$29,802.69
Replacement Year	35-36		
Remaining Life	10		

**Cypress Bluff Community Development District
Component Detail**

Resilient Floor - Fitness Room continued...



**Cypress Bluff Community Development District
Component Detail**

Exterior Repair/Paint - Recharge Bld. - 2028

Asset ID	1049	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category Ext. Painting/Refurbish		Future Cost	\$13,112.72
Placed in Service	December 2020		
Useful Life	8		
Replacement Year	28-29		
Remaining Life	3		



Pergola Refurbishment Allowance - 2040

Asset ID	1027	1 Lump Sum	@ \$14,000.00
		Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category Ext. Painting/Refurbish		Future Cost	\$21,811.54
Placed in Service	December 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	15		

Cypress Bluff Community Development District Component Detail

Pergola Refurbishment Allowance continued...



Steel Repair/Paint - Ext. Stairs/Rails - 2028

Asset ID	1020	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$13,112.72
Category	Ext. Painting/Refurbish		
Placed in Service	December 2020		
Useful Life	8		
Replacement Year	28-29		
Remaining Life	3		

Cypress Bluff Community Development District Component Detail

Steel Repair/Paint - Ext. Stairs/Rails continued...



**Cypress Bluff Community Development District
Component Detail**

Heat Pump - Fitness/Office/Restrooms - 2032

Asset ID	1032	1 Lump Sum	@ \$13,500.00
		Asset Actual Cost	\$13,500.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$16,603.30
Placed in Service	December 2020		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	7		



7.5 Ton unit

**Cypress Bluff Community Development District
Component Detail**

Fire Alarm Panel - 2040

Asset ID	1022	1 Lump Sum	@ \$8,200.00
		Asset Actual Cost	\$8,200.00
		Percent Replacement	100%
Category	Electrical	Future Cost	\$12,775.33
Placed in Service	December 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	15		



Solar Panel Allowance - 2038

Asset ID	1021	1,080 Square Feet	@ \$14.00
		Asset Actual Cost	\$15,120.00
		Percent Replacement	100%
Category	Electrical	Future Cost	\$22,204.23
Placed in Service	December 2020		
Useful Life	18		
Replacement Year	38-39		
Remaining Life	13		

Cypress Bluff Community Development District Component Detail

Solar Panel Allowance continued...



**Cypress Bluff Community Development District
Component Detail**

Drinking Fountain w/Bottle Fill - 2040

Asset ID	1029	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,659.40
Placed in Service	December 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	15		



**Cypress Bluff Community Development District
Component Detail**

Elevator Cab Refurbishment Allowance - 2040

Asset ID	1017	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Elevators	Future Cost	\$15,579.67
Placed in Service	December 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	15		



Elevator Modernization Allowance - 2055

Asset ID	1016	2 Stops	@ \$15,200.00
		Asset Actual Cost	\$30,400.00
		Percent Replacement	100%
Category	Elevators	Future Cost	\$73,788.78
Placed in Service	December 2020		
Useful Life	35		
Replacement Year	55-56		
Remaining Life	30		

Cypress Bluff Community Development District Component Detail

Elevator Modernization Allowance continued...



**Cypress Bluff Community Development District
Component Detail**

Access Control System Allowance - 2035

Asset ID	1035	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$10,751.33
Placed in Service	December 2020		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	10		

Access control system repair is assumed an operating expense with replacement of major components at the 15 year age.

Camera System Allowance - 2030

Asset ID	1034	1 Lump Sum	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$6,955.64
Placed in Service	December 2020		
Useful Life	5		
Adjustment	5		
Replacement Year	30-31		
Remaining Life	5		

Camera system repair is assumed an operating expense with replacement of some components on a 5 year cycle.

Fitness Equip. Allowance (partially leased) - 2025

Asset ID	1036	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$3,000.00
Placed in Service	December 2020		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Fitness equipment is partially leased. Management indicated the District anticipates taking ownership next year of all equipment therefore an allowance for annual repair/replacement is included.

**Cypress Bluff Community Development District
Component Detail**

Pool Furniture Allowance - 2035

Asset ID	1005	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$53,756.65
Placed in Service	December 2020		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	10		



**Cypress Bluff Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2055

Asset ID	1007	11,248 Square Feet	@ \$9.10
Category	Swimming Pool	Asset Actual Cost	\$102,356.80
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	35	Future Cost	\$248,446.82
Replacement Year	55-56		
Remaining Life	30		

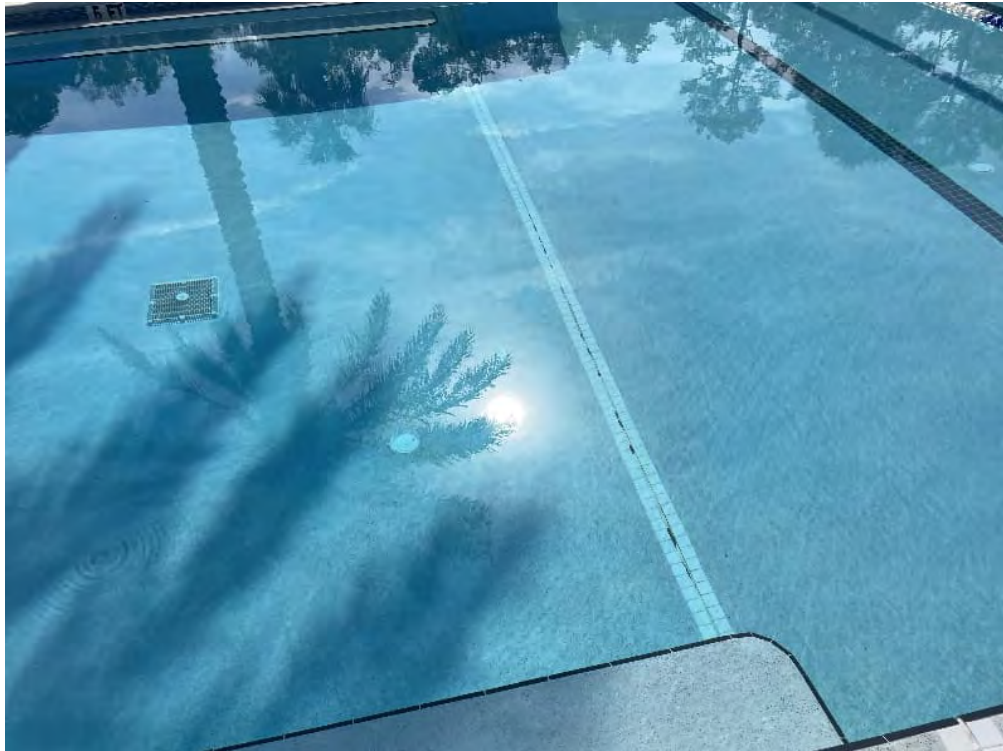


Pool Expansion Joint Replace - 2032

Asset ID	1037	1 Lump Sum	@ \$12,000.00
Category	Swimming Pool	Asset Actual Cost	\$12,000.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	7	Future Cost	\$14,758.49
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		

Cypress Bluff Community Development District Component Detail

Pool Expansion Joint Replace continued...



Pool Filtration Refurbishment Allowance - 2055

Asset ID	1014	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$72,817.87
Category	Swimming Pool		
Placed in Service	December 2020		
Useful Life	35		
Replacement Year	55-56		
Remaining Life	30		

Cypress Bluff Community Development District Component Detail

Pool Filtration Refurbishment Allowance continued...



Pool Lift - 2035

Asset ID	1051	1 Each	@ \$9,000.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$12,095.25
Placed in Service	December 2020		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	10		

Cypress Bluff Community Development District Component Detail

Pool Lift continued...



Pool Resurfacing/Tile - 2032

Asset ID	1004	6,640 Square Feet	@ \$32.00
Category	Swimming Pool	Asset Actual Cost	\$212,480.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$261,323.60
Replacement Year	32-33		
Remaining Life	7		

Cypress Bluff Community Development District Component Detail

Pool Resurfacing/Tile continued...



Shade Fabric - Pool - 2030

Asset ID	1009	995 Square Feet	@ \$8.20
Category	Swimming Pool	Asset Actual Cost	\$8,159.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	10	Future Cost	\$9,458.52
Replacement Year	30-31		
Remaining Life	5		

Cypress Bluff Community Development District Component Detail

Shade Fabric - Pool continued...



Shade Structure/Fabric - Pool - 2040

Asset ID	1008	4 Each	@ \$12,000.00
Category	Swimming Pool	Asset Actual Cost	\$48,000.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$74,782.44
Replacement Year	40-41		
Remaining Life	15		

**Cypress Bluff Community Development District
Component Detail**

Shade Structure/Fabric - Pool continued...



**Cypress Bluff Community Development District
Component Detail**

Play Equipment Allowance - 2035

Asset ID	1040	1 Lump Sum	@ \$75,000.00
Category	Playground	Asset Actual Cost	\$75,000.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	15	Future Cost	\$100,793.73
Replacement Year	35-36		
Remaining Life	10		



Shade Fabric - Playground - 2030

Asset ID	1057	1,390 Square Feet	@ \$8.00
Category	Playground	Asset Actual Cost	\$11,120.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	10	Future Cost	\$12,891.13
Replacement Year	30-31		
Remaining Life	5		

Cypress Bluff Community Development District Component Detail

Shade Fabric - Playground continued...



Shade Structure/Fabric - Playground - 2040

Asset ID	1010	1 Lump Sum	@ \$14,600.00
		Asset Actual Cost	\$14,600.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$22,746.32
Placed in Service	December 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	15		

**Cypress Bluff Community Development District
Component Detail**

Shade Structure/Fabric - Playground continued...



**Cypress Bluff Community Development District
Component Detail**

Shade Fabric - Dog Park - 2030

Asset ID	1058	360 Square Feet	@ \$8.00
Category	Dog Park	Asset Actual Cost	\$2,880.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	10	Future Cost	\$3,338.71
Replacement Year	30-31		
Remaining Life	5		



Shade Structure/Fabric - Dog Park - 2040

Asset ID	1011	2 Each	@ \$12,000.00
Category	Dog Park	Asset Actual Cost	\$24,000.00
Placed in Service	December 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$37,391.22
Replacement Year	40-41		
Remaining Life	15		

Cypress Bluff Community Development District Component Detail

Shade Structure/Fabric - Dog Park continued...



Cypress Bluff Community Development District Component Detail

Asphalt Sealing

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			



Operating Expense

Misc. Repair/Paint - Gates

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Misc. Repair/Paint - Gates continued...



Operating Expense

Park Benches/Trash Cans

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Park Benches/Trash Cans continued...



Operating Expense

Playground Mulch

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Playground Mulch continued...



Operating Expense

Pool Filtration Partial Replacement

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Pool Filtration Partial Replacement continued...



Operating Expense

Pool Furniture Partial Replacement

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Pool Furniture Partial Replacement continued...



Operating Expense

Refurbishment - Monument Sign

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Refurbishment - Monument Sign continued...



Operating Expense

Sky Deck Furniture

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Sky Deck Furniture continued...



Operating Expense

Television - Sky Deck

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

**Cypress Bluff Community Development District
Component Detail**

Television - Sky Deck continued...



Operating Expense

**Cypress Bluff Community Development District
Component Detail**

Curbs/Walks - Outside of Amenity

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

Pond Fountains

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

Stormwater Ponds

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

Street Lights/Signage

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	December 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

**Cypress Bluff Community Development District
Component Detail**

Streets

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

Not CDD Responsibility

Water/Sewer Service

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

Not CDD Responsibility

**Cypress Bluff Community Development District
Component Detail**

Building Foundation/Frame

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service	December 2020	
No Useful Life		

Long Life Component

Pool Shell

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service	December 2020	
No Useful Life		

Long Life Component

Storefront Windows/Doors - Recharge Bld.

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service	December 2020	
No Useful Life		

Cypress Bluff Community Development District Component Detail

Storefront Windows/Doors - Recharge Bld. continued...



Long Life Component

Stormwater Pond Bank Rebuilding

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service December 2020	Future Cost	
No Useful Life		

Long Life Component

Stormwater Pond Dredging

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service December 2020	Future Cost	
No Useful Life		

Long Life Component

**Cypress Bluff Community Development District
Component Detail**

Utility Main Lines to Amenity

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service	December 2020	
No Useful Life		
Long Life Component		

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 Cash Flow or Component Funding
 - Funding Goal is the funding plan the Association has or one we recommend
 - Fully Funded Reserve Balance is the 100% balance to begin fully funded
 - Full Funding Contribution is the year one contribution to maintain full funding
 - Current Funding Plan currently used by the District
 - 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** 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

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the District that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the District
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining, useful life may not be predictable they can be expensive, therefore we recommend an allowance be applied for funding which can be adjusted at each update.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The District may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the District are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and available of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time

Funding Goal: The Association may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.
- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding uses the same calculation as the Component Method to determine full funding but rather than 100% funding this method maintains a minimum year-end balance or percent funded that is acceptable to the District. While this method requires lower contributions, it does have an increased measure of risk for deferred maintenance or special assessment. Managing that risk can be accomplished by annual updates to address changes in inflation and interest rates and component remaining useful life.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the District and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the District. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period. This method does not fully fund reserves and has a higher risk of deferred maintenance or special assessment than full funding requiring annual updates.

Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the District to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but requires large contributions.

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. We recommend Adequate Funding to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting in 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.

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 is not a common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

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 holds 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.