



305.552.7855
13595 SW 134 Ave . Suite 108
Miami, FL 33186

VestaPropertyServices.com

Cypress Cove Community Development District
Meeting Agenda
March 21, 2017
6:30PM

Notice is hereby given in accordance with Chapter 190, Florida Statutes that a meeting of the Board of Directors ("Board") will be convened at **Swift Property Management**, located at **1750 University Drive , Suite 205** on **Tuesday, March 21, 2017 at 6:30PM**. The Agenda for Board meeting is set forth below.

- I. Call to order
- II. Roll call
- III. Approval of the Minutes of January 17th, 2017
- IV. Staff Reports
 - a. Management Report
 - b. Attorney Report
- V. Financial Report
- VI. New Business
 - a. Property Appraiser Agreement
 - b. City of Margate Traffic Control Agreement
- VII. Adjournment

**Cypress Cove Community Development District
Board Minutes of the Meeting for
Tuesday, January 17, 2017, 6:30 PM
Swift Management Office,
1750 University Drive, Suite 205,
Coral Springs, Florida 33071**

- I. Roll Call 6:30 pm
 - a. Maritza Abstencio, Chair
 - b. Yvette Weekes, Vice Chair
 - c. Sue Gottesman, Treasurer
 - d. Jonathan Kraljic, Secretary
 - e. Ginger E. Wald, Board Attorney
 - f. Barbara Alvarez-Sanabria LCAM –District Manager
 - g. Hamid Medrano, Field Manager

- II. Seat 5 – Jonathan Kraljic was sworn in by Ginger E. Wald.

- III. Motion by Yvette to approve Resolution 2017-01 A resolution of the board of supervisors of the Cypress Cove community Development District Declaring Vacancies on the board of supervisors pursuant to section 190.006(3)(b), Florida Statutes, and providing an effective date, 2nd Maritza. All in Favor.

- IV. Motion by Yvette to appoint Sue Gottesman to Seat 1, 2nd Maritza, motion set for voting, Yvette (Yay), Maritza (Yay), and Jonathan (Nay) – Motion Passed

- V. Seat 1 – Sue Gottesman is sworn in by Ginger E. Wald.

- VI. Motion by Jonathan to approve the minutes of August 16th, 2016, 2nd Maritza Abstencio, All in Favor.

- VII. Motion by Jonathan to accept the following slate of officers:
 1. Maritza Abstencio, Chair
 2. Yvette Weekes, Vice Chair
 3. Sue Gottesman, Treasurer
 4. Jonathan Kraljic, Secretary2nd by Maritza, All in favor.

- VIII. Management Report – See attached.

- IX. New Business
 - a. Motion to approve estimate 2465 by Maritza, 2nd by Yvette, after further discussion motion fails (2-2).
 - b. Motion by Maritza to install speed humps at the back gate on an amount not to exceed \$800.00, 2nd Jonathan, 3-1.

No further business. Meeting was adjourned at 7:42 PM

Cypress Cove Community Development District Management Report



March 21, 2017

Prepared by: Barbara Alvarez-Sanabria, District Manager

Community Name: Cypress Cove CDD

Place: Swift Management Office

Date: 03.21.2017

Next Board Mtg: 04.18.2017

PropertyManager: Barbara Alvarez-Sanabria

Location: 1750 University Drive, 205
Coral Springs, FL 33071

MANAGER'S REPORT

MINUTES FOR: 01.17.2017

Administrative/Management Update:

- Management is working on updating the CDD website. This is completed.
- There are 2 lights awaiting resolution at the front the community, the bulb covers have been ordered and awaiting delivery.
- Management instructed Main Guy:
 - To remove the banana trees by the lakeside. This was completed.
- Management is working with Grau on the Audit. This was completed. Awaiting the final audit report for FY2015. We have started the process for FY2016.
- Management coordinated with Southern Weed to assure lake maintenance. Next service date is 04.17.2017.
- Two gate incidents led to police involvement for vandalism. Attached are the police reports. We were contacted by Margate Police for resolution on the large incident, and collected \$1500.00 for the incident damage. A 2nd Demand letter is being sent for the 2nd incident for the amount of \$450.00.
- Management emailed the board the February/ March Lawn schedule.
- Management is coordinating with Southern Asphalt for the installation of the speed hump, however the estimated price is \$1,000.00. The board had approved \$800 for his project.

Bids: - No Bids to be considered at this time

TRAFFIC CONTROL AGREEMENT

THIS AGREEMENT between the CITY OF MARGATE, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter called "CITY", and Cypress Community Development District located at: 7300 Cypress Drive (a condominium, homeowner association or owner of private property, as described in the legal description attached hereto as Exhibit "A",) hereinafter called "OWNER".

WHEREAS, CITY, through its Police Department, and all other duly appointed officers, employees and agents, recognizes that it has full power and jurisdiction to patrol on private property to enforce all of the laws of the nation, state, county and city, duly enacted, excluding those of traffic control and enforcement; and

WHEREAS, OWNER specifically recognizes the above; and

WHEREAS, OWNER wishes to have CITY exercise jurisdiction for traffic regulation purposes over any private or limited access road or roads owned or maintained by OWNER, which is described in attached Exhibit "A", pursuant to F.S. 316.006(b);

W I T N E S S E T H:

NOW, THEREFORE, for and in consideration of the mutual covenants and undertakings of the parties hereto, and other good and valuable considerations, the parties hereto covenant and agree, each with the other as follows:

1. That the foregoing preamble is hereby ratified and confirmed as true and correct.

2. That OWNER hereby recognizes the jurisdiction of CITY over any private or limited access road or roads within the property described on Exhibit "A" attached hereto, for traffic control purposes.

3. That CITY hereby agrees to exercise jurisdiction for traffic control purposes over any private or limited access road or roads within the property described in attached Exhibit "A".

4. That OWNER agrees, at its own expense, to pay all costs necessary for signage and markings as prescribed by the Margate Police Department, as necessary for traffic control purposes.

5. That OWNER agrees to hold harmless, indemnify and defend CITY from any and all suits, claims or judgments of any kind arising out of the CITY exercising jurisdiction for traffic control

purposes over any private or limited access road or roads, as provided in this agreement.

6. That OWNER agrees to name CITY as an additional insured under its general liability policy for all actions arising out of this Agreement, a copy of which is attached as Exhibit "B", and that said insurance is maintained throughout the duration of this agreement.

7. That OWNER and CITY agree that at this time, it is impracticable to determine any other costs except for those above stated for traffic control and enforcement purposes. However, if additional costs for traffic control purposes, as provided in this agreement, are determined, OWNER agrees to pay same.

8. That although OWNER recognizes the authority of CITY to patrol on private property to enforce all laws of the nation, state, county and city upon OWNER'S property other than for traffic control purposes, same is done pursuant to law and not through this or any other Agreement.

9. That either party may terminate this agreement upon sixty (60) days notice by notifying the opposite party in writing of its intention to do same.

IN WITNESS WHEREOF, CITY and OWNER have executed by their duly authorized officers, this _____ day of _____.

ATTEST:

CITY OF MARGATE, FLORIDA

CITY CLERK JOSEPH J. KAVANAGH

MAYOR Tommy Ruzzano

BY: Sam May
CITY MANAGER

APPROVED AS TO FORM:

(Name of OWNER)

Doug Gonzalez
CITY ATTORNEY

By: (Authorized signature)

(Printed Name and Title)

AGREEMENT

between

MARTY KIAR, AS BROWARD COUNTY PROPERTY APPRAISER

and

CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT, FLORIDA

for

NON-AD VALOREM ASSESSMENTS

This is an Agreement, made and entered into, by, and between: MARTY KIAR, as BROWARD COUNTY PROPERTY APPRAISER (“PROPERTY APPRAISER”), and CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT, FLORIDA (“TAXING AUTHORITY”).

WHEREAS, Section 197.3632, Florida Statutes, requires that annually by June 1, the Property Appraiser must provide each local government using the uniform method of levy, collection, and enforcement of non-ad valorem assessments provided in Section 197.3632 certain information by list or compatible electronic medium.

WHEREAS, Section 197.3632, Florida Statutes, provides that notice of a non-ad valorem assessment levied by taxing authorities located in Broward County may be provided by including the assessment in the Property Appraiser’s notice of proposed property taxes and proposed or adopted non-ad valorem assessments under Section 200.069, Florida Statutes.

WHEREAS, Section 197.3632, Florida Statutes, requires the taxing authority levying the non-ad valorem assessment pursuant to Section 197.3632 to enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The parties herein agree that, commencing with the 2017 assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to him by the Taxing Authority, specifically the Cypress Cove Community Development District assessment.
3. The Taxing Authority shall meet all relevant requirements of Section 197.3632, Florida Statutes. Failure to do so shall be grounds for immediate termination of this Agreement by the

Property Appraiser at any date, and is not subject to the time cancellation restrictions set by Paragraph 18.

4. The Taxing Authority shall furnish the Property Appraiser all up-to-date data concerning the boundaries of the area that are to be assessed, as well as proposed assessments and other information requested from time to time by the Property Appraiser necessary to facilitate his making the assessment.

5. The Property Appraiser shall, using the information provided by the Taxing Authority, place the Taxing Authority's non-ad valorem assessments, as made from time to time and certified to him, on the properties within the specified boundary.

6. The Taxing Authority's assessments shall be uniform (e.g. one uniform assessment for drainage, etc.) to facilitate the making of assessments by mass data techniques utilized by the Property Appraiser.

7. Any material changes of assessment, including, but not limited to, methodology, units of measurement, or creation of additional rates within a single district, must be submitted to the Property Appraiser no later than May 1st of the applicable tax year. Any changes submitted to the Property Appraiser after the May 1st cutoff date shall be disregarded by the Property Appraiser and will not be reflected on the TRIM Notice, or in the file passed to the Revenue Collector.

8. Failure of the Taxing Authority to provide the Property Appraiser with material changes of assessment by May 1st shall not be grounds for a refund of any monies paid, and shall not relieve the Taxing Authority of any outstanding financial obligations to the Property Appraiser, and the Taxing Authority agrees to hold the Property Appraiser harmless for any repercussions resulting from the new material changes of assessment not being reflected on the TRIM Notice, or in the file passed to the Revenue Collector.

9. Within 30 days of invoice, the Property Appraiser shall be compensated by the Taxing Authority for all administrative costs incurred in carrying out this Agreement at the rate of \$2.00 per parcel. However, regardless of the number of parcels covered by this Agreement, the total compensation paid to the Property Appraiser shall be a minimum of \$400.00 for each year in which such assessments are placed on the tax rolls.

10. Within 30 days of invoice, the Taxing Authority shall pay the Property Appraiser the sum of \$1,000.00 in the first year in which the assessment is levied. This sum represents the Taxing Authority's reimbursement for programming changes made to the Property Appraiser's computer system, which are necessary for placement of the Taxing Authority's non-ad valorem assessment on the tax rolls.

11. If the actual costs of performing the services under this Agreement exceed the compensation provided for in Paragraphs 9 and 10 above, the amount of compensation shall be the actual cost of performing the services under this Agreement.

12. This Agreement constitutes the entire Agreement of the parties.

13. Neither party may assign his or its obligations under this Agreement.

14. This Agreement is governed by and construed in accordance with Florida law. Any and all legal action necessary to enforce this agreement will be held in Broward County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

15. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

16. If the Property Appraiser or Taxing Authority determines this Agreement needs modification, said modification must be in writing, signed by both parties, and entered into prior to January 1st of the tax year in which such modification is to become effective.

17. All communications required by this Agreement shall be in writing and sent by first class mail or email to the other party. Notices to the Taxing Authority shall be addressed to _____ at the following address:

Email: _____

Notices to the Property Appraiser shall be addressed to:

Holly Cimino, Director of Finance, Budget, and Tax Roll
Broward County Property Appraiser's Office
115 South Andrews Avenue, Room 111
Fort Lauderdale, FL 33301
Email: hcimino@bcpa.net

18. Except as otherwise provided herein, this Agreement shall continue from year to year unless cancelled by either party. Either party may cancel this agreement by providing the other party written notice of the cancellation prior to January 1st of the year the Agreement shall stand terminated. Property Appraiser will perform no further work after the written cancellation is received.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: PROPERTY APPRAISER by and through MARTY KIAR and TAXING AUTHORITY, by and through _____, _____, duly authorized to execute same.

PROPERTY APPRAISER:

MARTY KIAR, BROWARD COUNTY
PROPERTY APPRAISER

____ day of January, 2017

TAXING AUTHORITY:

_____, _____

____ day of January, 2017

Approved as to form:

Mila Schwartzreich, General Counsel
Broward County Property Appraiser's Office

CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT

February 28, 2017

Management Use Only – Unaudited Financial

March 17, 2017

03/17/17

Cypress Cove CDD General Fund
Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
101.100 · Cypress Cove CDD - Wells Fargo	170,475.60
151.200 · Restricted Cash - Debt Service	1.53
151.300 · Restricted Cash - Cap Projects	<u>20,011.29</u>
Total Checking/Savings	190,488.42
Other Current Assets	
155.100 · Prepaid Expenses	<u>6,061.84</u>
Total Other Current Assets	<u>6,061.84</u>
Total Current Assets	<u>196,550.26</u>
TOTAL ASSETS	<u><u>196,550.26</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202.100 · Accounts Payable	<u>2,330.15</u>
Total Accounts Payable	<u>2,330.15</u>
Total Current Liabilities	<u>2,330.15</u>
Total Liabilities	2,330.15
Equity	
271.000 · Fund Balance	97,255.87
271.001 · Funny Balance	-67,659.57
3000 · Opening Bal Equity	1,102.80
Net Income	<u>163,521.01</u>
Total Equity	<u>194,220.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>196,550.26</u></u>

Cypress Cove CDD General Fund
Profit & Loss Budget Performance
 October 2016 through February 2017

03/17/17

	Oct '16 - Feb 17	Budget	Oct '16 - Feb 17	YTD Budget	Annual Budget
Income					
363.831 · Collections Fees/Discounts	0.00	-4,303.46	0.00	-4,303.46	-10,326.96
361.100 · Interest Income	89.54	12.50	89.54	12.50	12.50
363.100 · Maintenance Assessments	207,358.81	81,940.90	207,358.81	81,940.90	196,658.16
363.101 · Debt Service Assessments	0.00	30,204.54	0.00	30,204.54	72,490.84
Total Income	207,448.35	107,854.48	207,448.35	107,854.48	258,834.54
Expense					
513.315 · Attorneys Fees	1,890.50	2,500.00	1,890.50	2,500.00	6,000.00
513.316 · Assessment Roll	0.00	0.00	0.00	0.00	0.00
513.317 · Property Appraiser	400.00	1,250.00	400.00	1,250.00	3,000.00
513.322 · Audit Fees	0.00	1,875.00	0.00	1,875.00	4,500.00
513.323 · Trustee Fees	0.00	1,125.00	0.00	1,125.00	2,700.00
513.340 · Management Fees	6,250.00	5,625.00	6,250.00	5,625.00	13,500.00
513.410 · Telephone	757.85	750.00	757.85	750.00	1,800.00
513.420 · Postage	72.44	20.82	72.44	20.82	50.00
513.425 · Printing & Binding	0.00	0.00	0.00	0.00	0.00
513.440 · Rentals & Leases	0.00	0.00	0.00	0.00	0.00
513.450 · Insurance	2,410.00	2,500.00	2,410.00	2,500.00	6,000.00
513.480 · Legal Advertising	147.68	625.00	147.68	625.00	1,500.00
513.490 · Other Current Charges	2,041.84	416.67	2,041.84	416.67	1,000.00
513.510 · Office Supplies	0.00	0.00	0.00	0.00	0.00
513.540 · Dues Licenses & Subscriptions	175.00	114.56	175.00	114.56	275.00
513.640 · Capital Outlay	0.00	10,416.69	0.00	10,416.69	25,000.00
513.710 · Principal Note	0.00	0.00	0.00	0.00	33,228.28
513.720 · Interest - Note	0.00	0.00	0.00	0.00	39,262.56
541.345 · Security	606.40	2,750.00	606.40	2,750.00	6,600.00
541.360 · Miscellaneous	0.00	0.00	0.00	0.00	0.00
541.430 · Electric	1,889.22	2,708.31	1,889.22	2,708.31	6,500.00
541.460 · Repairs & Maintenance	4,720.16	2,041.69	4,720.16	2,041.69	4,900.00
541.461 · Repairs & Maint. (Pavement)	0.00	0.00	0.00	0.00	0.00
541.462 · Landscape Maintenance	21,106.25	15,083.35	21,106.25	15,083.35	36,200.00
541.468 · Lake Maintenance	1,460.00	1,791.68	1,460.00	1,791.68	4,300.00
541.630 · Emergency Reserves	0.00	1,787.50	0.00	1,787.50	4,290.00
541.640 · Capital Reserves	0.00	1,434.65	0.00	1,434.65	3,443.16
541.650 · Electrical Repairs	0.00	22,541.69	0.00	22,541.69	54,100.00
Total Expense	43,927.34	77,357.61	43,927.34	77,357.61	258,149.00
Net Income	163,521.01	30,496.87	163,521.01	30,496.87	685.54

03/17/17

Cypress Cove CDD General Fund
Profit & Loss
January through February 2017

	<u>Jan 17</u>	<u>Feb 17</u>	<u>TOTAL</u>
Income			
361.100 · Interest Income	0.00	89.13	89.13
363.100 · Maintenance Assessments	310.07	1,183.83	1,493.90
Total Income	<u>310.07</u>	<u>1,272.96</u>	<u>1,583.03</u>
Expense			
541.345 · Security	510.00	-1,500.00	-990.00
513.480 · Legal Advertising	147.68	0.00	147.68
513.410 · Telephone	150.90	150.77	301.67
541.468 · Lake Maintenance	365.00	0.00	365.00
541.460 · Repairs & Maintenance	126.89	312.76	439.65
541.430 · Electric	402.16	407.56	809.72
513.490 · Other Current Charges	414.06	415.19	829.25
513.450 · Insurance	482.00	482.00	964.00
513.315 · Attorneys Fees	1,620.50	0.00	1,620.50
513.340 · Management Fees	1,250.00	1,250.00	2,500.00
541.462 · Landscape Maintenance	9,441.25	2,916.25	12,357.50
Total Expense	<u>14,910.44</u>	<u>4,434.53</u>	<u>19,344.97</u>
Net Income	<u><u>-14,600.37</u></u>	<u><u>-3,161.57</u></u>	<u><u>-17,761.94</u></u>

03/17/17

Cypress Cove CDD General Fund
Profit & Loss
 October 2016 through February 2017

	<u>Oct 16</u>	<u>Nov 16</u>	<u>Dec 16</u>	<u>Jan 17</u>
Income				
361.100 · Interest Income	0.41	0.00	0.00	0.00
363.100 · Maintenance Assessments	0.00	30,755.31	175,109.60	310.07
Total Income	<u>0.41</u>	<u>30,755.31</u>	<u>175,109.60</u>	<u>310.07</u>
Expense				
513.315 · Attorneys Fees	0.00	0.00	270.00	1,620.50
513.317 · Property Appraiser	0.00	400.00	0.00	0.00
513.340 · Management Fees	1,250.00	1,250.00	1,250.00	1,250.00
513.410 · Telephone	154.42	150.86	150.90	150.90
513.420 · Postage	0.00	0.00	72.44	0.00
513.450 · Insurance	482.00	482.00	482.00	482.00
513.480 · Legal Advertising	0.00	0.00	0.00	147.68
513.490 · Other Current Charges	403.37	405.58	403.64	414.06
513.540 · Dues Licenses & Subscriptions	175.00	0.00	0.00	0.00
541.345 · Security	148.40	450.00	998.00	510.00
541.430 · Electric	357.84	358.80	362.86	402.16
541.460 · Repairs & Maintenance	0.00	2,380.51	1,900.00	126.89
541.462 · Landscape Maintenance	2,916.25	2,916.25	2,916.25	9,441.25
541.468 · Lake Maintenance	365.00	365.00	365.00	365.00
Total Expense	<u>6,252.28</u>	<u>9,159.00</u>	<u>9,171.09</u>	<u>14,910.44</u>
Net Income	<u><u>-6,251.87</u></u>	<u><u>21,596.31</u></u>	<u><u>165,938.51</u></u>	<u><u>-14,600.37</u></u>

03/17/17

Cypress Cove CDD General Fund
Profit & Loss
October 2016 through February 2017

	<u>Feb 17</u>	<u>TOTAL</u>
Income		
361.100 · Interest Income	89.13	89.54
363.100 · Maintenance Assessments	1,183.83	207,358.81
Total Income	<u>1,272.96</u>	<u>207,448.35</u>
Expense		
513.315 · Attorneys Fees	0.00	1,890.50
513.317 · Property Appraiser	0.00	400.00
513.340 · Management Fees	1,250.00	6,250.00
513.410 · Telephone	150.77	757.85
513.420 · Postage	0.00	72.44
513.450 · Insurance	482.00	2,410.00
513.480 · Legal Advertising	0.00	147.68
513.490 · Other Current Charges	415.19	2,041.84
513.540 · Dues Licenses & Subscriptions	0.00	175.00
541.345 · Security	-1,500.00	606.40
541.430 · Electric	407.56	1,889.22
541.460 · Repairs & Maintenance	312.76	4,720.16
541.462 · Landscape Maintenance	2,916.25	21,106.25
541.468 · Lake Maintenance	0.00	1,460.00
Total Expense	<u>4,434.53</u>	<u>43,927.34</u>
Net Income	<u><u>-3,161.57</u></u>	<u><u>163,521.01</u></u>

Cypress Cove CDD General Fund
 Check Detail
 October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check		12/21/16	FPL	101.100 · Cypres...		0.00
Bill	8337...	12/12/16	FPL	202.100 · Account...	0.00	-48.10
TOTAL					0.00	-48.10
Check		01/11/17		101.100 · Cypres...		-136.19
TOTAL				513.490 · Other C...	-136.19	136.19
Check		10/04/16	Comcast	101.100 · Cypres...		-147.07
TOTAL				513.490 · Other C...	-147.07	147.07
Check		10/06/16	FPL	101.100 · Cypres...		-43.08
TOTAL				541.430 · Electric	-43.08	43.08
Check		10/11/16	Wells Fargo	101.100 · Cypres...		-125.50
TOTAL				513.490 · Other C...	-125.50	125.50
Check		10/12/16	FPL	101.100 · Cypres...		-314.76
TOTAL				541.430 · Electric	-314.76	314.76
Check		10/20/16	ATT	101.100 · Cypres...		-154.42
TOTAL				513.410 · Telepho...	-154.42	154.42

Cypress Cove CDD General Fund
 Check Detail
 October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	ACH	10/20/16	Comcast	101.100 · Cypres...		-130.80
TOTAL				513.490 · Other C...	-130.80	130.80
					-130.80	130.80
Check	ACH	11/03/16	Comcast	101.100 · Cypres...		-147.07
TOTAL				513.490 · Other C...	-147.07	147.07
					-147.07	147.07
Check	ACH	11/08/16	FPL	101.100 · Cypres...		-44.04
TOTAL				541.430 · Electric	-44.04	44.04
					-44.04	44.04
Check	ACH	11/09/16	FPL	101.100 · Cypres...		-314.76
TOTAL				541.430 · Electric	-314.76	314.76
					-314.76	314.76
Check	ACH	11/14/16	Wells Fargo	101.100 · Cypres...		-127.71
TOTAL				513.490 · Other C...	-127.71	127.71
					-127.71	127.71
Check	ACH	11/18/16	ATT	101.100 · Cypres...		-150.86
TOTAL				513.410 · Telepho...	-150.86	150.86
					-150.86	150.86
Check	ACH	11/21/16	Comcast	101.100 · Cypres...		-130.80
TOTAL				513.490 · Other C...	-130.80	130.80
					-130.80	130.80

Cypress Cove CDD General Fund
 Check Detail
 October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	ACH	12/05/16	Comcast	101.100 · Cypres...		-147.07
TOTAL				513.490 · Other C...	-147.07	147.07
Check	ACH	12/06/16	FPL	101.100 · Cypres...		-48.10
Bill	8337...	12/12/16		541.430 · Electric	-48.10	48.10
TOTAL					-48.10	48.10
Check	ACH	12/12/16	Wells Fargo	101.100 · Cypres...		-125.77
TOTAL				513.490 · Other C...	-125.77	125.77
Check	ACH	12/13/16	FPL	101.100 · Cypres...		-314.76
Bill	7501...	12/01/16		541.430 · Electric	-314.76	314.76
TOTAL					-314.76	314.76
Check	ACH	12/20/16	Comcast	101.100 · Cypres...		-130.80
TOTAL				513.490 · Other C...	-130.80	130.80
Check	ACH	12/21/16	ATT	101.100 · Cypres...		-150.90
TOTAL				513.410 · Telepho...	-150.90	150.90
Check	ACH	01/03/17	Comcast	101.100 · Cypres...		-147.07
TOTAL				513.490 · Other C...	-147.07	147.07

Cypress Cove CDD General Fund
 Check Detail
 October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	ACH	01/04/17	FPL	101.100 · Cypres...	-87.40	-87.40
TOTAL				541.430 · Electric	-87.40	87.40
					-87.40	87.40
Check	ACH	01/10/17	FPL	101.100 · Cypres...	-314.76	-314.76
TOTAL				541.430 · Electric	-314.76	314.76
					-314.76	314.76
Check	ACH	01/20/17	AT&T	101.100 · Cypres...	-150.90	-150.90
TOTAL				513.410 · Telepho...	-150.90	150.90
					-150.90	150.90
Check	ACH	01/20/17	Comcast	101.100 · Cypres...	-130.80	-130.80
TOTAL				513.490 · Other C...	-130.80	130.80
					-130.80	130.80
Check	ACH	02/03/17	Comcast	101.100 · Cypres...	-149.32	-149.32
TOTAL				513.490 · Other C...	-149.32	149.32
					-149.32	149.32
Check	ACH	02/07/17	FPL	101.100 · Cypres...	-71.32	-71.32
TOTAL				541.430 · Electric	-71.32	71.32
					-71.32	71.32
Check	ACH	02/13/17	Wells Fargo	101.100 · Cypres...	-135.07	-135.07
TOTAL				513.490 · Other C...	-135.07	135.07
					-135.07	135.07

Cypress Cove CDD General Fund
 Check Detail
 October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	ACH	02/13/17	FPL	101.100 · Cypres...		-336.24
TOTAL				541.430 · Electric	-336.24	336.24
					-336.24	336.24
Check	ACH	02/21/17	ATT	101.100 · Cypres...		-150.77
TOTAL				513.410 · Telepho...	-150.77	150.77
					-150.77	150.77
Check	ACH	02/21/17	Comcast	101.100 · Cypres...		-130.80
TOTAL				513.490 · Other C...	-130.80	130.80
					-130.80	130.80
Bill Pmt -Check	2745	10/12/16	ASAP Gates Plus ...	101.100 · Cypres...		-80.00
Bill	2010...	09/04/16		541.345 · Security	-80.00	80.00
TOTAL					-80.00	80.00
					-80.00	80.00
Bill Pmt -Check	2746	10/12/16	Billing, Cochran, L...	101.100 · Cypres...		-1,197.50
Bill	1362...	08/31/16		513.315 · Attome...	-1,197.50	1,197.50
TOTAL					-1,197.50	1,197.50
					-1,197.50	1,197.50
Bill Pmt -Check	2747	10/12/16	Egis Insurance Ad...	101.100 · Cypres...		-5,778.00
Bill	4612	08/10/16		155.100 · Prepaid...	-5,778.00	5,778.00
TOTAL					-5,778.00	5,778.00
					-5,778.00	5,778.00
Bill Pmt -Check	2748	10/12/16	Mainguy Landsca...	101.100 · Cypres...		-5,832.50
Bill	19888	09/01/16		541.462 · Landsc...	-2,916.25	2,916.25
Bill	19944	10/01/16		541.462 · Landsc...	-2,916.25	2,916.25
TOTAL					-5,832.50	5,832.50
					-5,832.50	5,832.50

Cypress Cove CDD General Fund
Check Detail
October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2749	10/12/16	Ortiz Construction	101.100 · Cypres...		-490.00
Bill	26281	08/05/16		541.460 · Repairs...	-490.00	490.00
TOTAL					-490.00	490.00
Bill Pmt -Check	2750	10/12/16	Southern Weed C...	101.100 · Cypres...		-1,095.00
Bill	0616...	06/16/16		541.468 · Lake M...	-365.00	365.00
Bill	0824...	08/24/16		541.468 · Lake M...	-365.00	365.00
Bill	0922...	09/22/16		541.468 · Lake M...	-365.00	365.00
TOTAL					-1,095.00	1,095.00
Bill Pmt -Check	2751	10/12/16	Vesta Property Se...	101.100 · Cypres...		-1,125.00
Bill	24212	09/01/16		513.340 · Manage...	-1,125.00	1,125.00
TOTAL					-1,125.00	1,125.00
Bill Pmt -Check	2752	10/12/16	ASAP Gates Plus ...	101.100 · Cypres...		-784.40
Bill	2010...	09/14/16		541.345 · Security	-148.40	148.40
Bill	2010...	09/27/16		541.345 · Security	-487.60	487.60
Bill	2010...	10/05/16		541.345 · Security	-148.40	148.40
TOTAL					-784.40	784.40
Bill Pmt -Check	2753	11/17/16	ASAP Gates Plus ...	101.100 · Cypres...		-896.80
Bill	2010...	08/09/16		541.345 · Security	-150.00	150.00
Bill	2010...	08/15/16		541.345 · Security	-150.00	150.00
Bill	2010...	08/15/16		541.345 · Security	-148.40	148.40
Bill	2010...	08/19/16		541.345 · Security	-148.40	148.40
Bill	2010...	11/10/16		541.345 · Security	-300.00	300.00
TOTAL					-896.80	896.80
Bill Pmt -Check	2754	11/17/16	Billing, Cochran, L...	101.100 · Cypres...		-315.20
Bill	0930...	09/30/16		513.315 · Attorne...	-315.20	315.20
TOTAL					-315.20	315.20

Cypress Cove CDD General Fund
 Check Detail
 October 2016 through February 2017

03/17/17

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2755	11/17/16	Department of Ec...	101.100 · Cypres...		-175.00
Bill	38195	10/03/16		513.540 · Dues Li...	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	2756	11/17/16	Mainguy Landsca...	101.100 · Cypres...		-2,916.25
Bill	20008	11/01/16		541.462 · Landsc...	-2,916.25	2,916.25
TOTAL					-2,916.25	2,916.25
Bill Pmt -Check	2757	11/17/16	Pomeroy Electric	101.100 · Cypres...		-820.18
Bill	6520...	09/14/16		541.430 · Electric	-513.26	513.26
Bill	0321...	11/02/16		541.460 · Repairs...	-306.92	306.92
TOTAL					-820.18	820.18
Bill Pmt -Check	2758	11/17/16	Southern Weed C...	101.100 · Cypres...		-365.00
Bill	1114...	11/14/16		541.468 · Lake M...	-365.00	365.00
TOTAL					-365.00	365.00
Bill Pmt -Check	2759	11/17/16	US Bank	101.100 · Cypres...		-3,097.81
Bill	4360...	07/25/16		513.323 · Trustee...	-3,097.81	3,097.81
TOTAL					-3,097.81	3,097.81
Bill Pmt -Check	2760	12/19/16	ASAP Gates Plus ...	101.100 · Cypres...		-1,228.00
Bill	2010...	09/01/16		541.345 · Security	-80.00	80.00
Bill	2010...	11/21/16		541.345 · Security	-150.00	150.00
Bill	2010...	12/01/16		541.345 · Security	-350.00	350.00
Bill	2010...	12/06/16		541.345 · Security	-212.00	212.00
Bill	2010...	12/15/16		541.345 · Security	-86.00	86.00
Bill	2010...	12/15/16		541.345 · Security	-350.00	350.00
TOTAL					-1,228.00	1,228.00

Cypress Cove CDD General Fund
Check Detail

October 2016 through February 2017

03/17/17

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2761	12/19/16	Broward County P...	101.100 · Cypres...		-400.00
Bill	1219...	11/22/16		513.317 · Propert...	-400.00	400.00
TOTAL					-400.00	400.00
Bill Pmt -Check	2762	12/19/16	Mainguy Landsca...	101.100 · Cypres...		-4,816.25
Bill	20086	12/01/16		541.462 · Landsc...	-2,916.25	2,916.25
Bill	20106	12/01/16		541.460 · Repairs...	-1,900.00	1,900.00
TOTAL					-4,816.25	4,816.25
Bill Pmt -Check	2763	12/19/16	Pomeroy Electric	101.100 · Cypres...		-2,073.59
Bill	0321...	11/16/16		541.460 · Repairs...	-1,645.39	1,645.39
Bill	0322...	11/30/16		541.460 · Repairs...	-428.20	428.20
TOTAL					-2,073.59	2,073.59
Bill Pmt -Check	2764	12/19/16	Vesta Property Se...	101.100 · Cypres...		-2,572.44
Bill	1101...	11/01/16		513.340 · Manage...	-1,250.00	1,250.00
Bill	26858	12/01/16		513.340 · Manage...	-1,250.00	1,250.00
Bill	27046	12/08/16		513.420 · Postage	-19.14	19.14
Bill	27045	12/08/16		513.420 · Postage	-53.30	53.30
TOTAL					-2,572.44	2,572.44
Bill Pmt -Check	2765	12/21/16	Vesta Property Se...	101.100 · Cypres...		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	2766	01/16/17	ASAP Gates Plus ...	101.100 · Cypres...		-510.00
Bill	2010...	01/01/17		541.345 · Security	-510.00	510.00
TOTAL					-510.00	510.00

Cypress Cove CDD General Fund
Check Detail

October 2016 through February 2017

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2767	01/16/17	Mainguy Landsca...	101.100 · Cypres...		-2,916.25
Bill	20141	01/01/17		541.462 · Landsc...	-2,916.25	2,916.25
TOTAL					-2,916.25	2,916.25
Bill Pmt -Check	2768	01/16/17	Southern Weed C...	101.100 · Cypres...		-730.00
Bill	1014...	10/14/16		541.468 · Lake M...	-365.00	365.00
Bill	1214...	12/14/16		541.468 · Lake M...	-365.00	365.00
TOTAL					-730.00	730.00
Bill Pmt -Check	2769	01/16/17	Vesta Property Se...	101.100 · Cypres...		-1,250.00
Bill		01/01/17		513.340 · Manage...	-1,250.00	1,250.00
TOTAL					-1,250.00	1,250.00
Bill Pmt -Check	2771	02/01/17	Mainguy Landsca...	101.100 · Cypres...		-9,441.25
Bill	20189	01/23/17		541.462 · Landsc...	-6,525.00	6,525.00
Bill	20177	02/01/17		541.462 · Landsc...	-2,916.25	2,916.25
TOTAL					-9,441.25	9,441.25
Bill Pmt -Check	2772	02/01/17	Southern Weed C...	101.100 · Cypres...		-365.00
Bill	0123...	01/23/17		541.468 · Lake M...	-365.00	365.00
TOTAL					-365.00	365.00
Bill Pmt -Check	2773	02/01/17	Vesta Property Se...	101.100 · Cypres...		-2,647.68
Bill	27396	10/01/16		513.340 · Manage...	-1,250.00	1,250.00
Bill	28831	01/20/17		513.480 · Legal A...	-147.68	147.68
Bill	28957	02/01/17		513.340 · Manage...	-1,250.00	1,250.00
TOTAL					-2,647.68	2,647.68