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[VestaPropertyServices.com](http://VestaPropertyServices.com)

## **Cypress Cove Community Development District**

### ***Meeting Agenda***

January 17, 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, January 17, 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 August 16<sup>th</sup>, 2016
- IV. Appointment of Board Vacancy to Seat 1 and 4
- V. Election of Officers
- VI. Staff Reports
  - a. Management Report
  - b. Attorney Report
- VII. New Business
  - a. Discussion of Proposed Speed Bumps at the rear Entrance
  - b. Discussion of Landscaping Services
- VIII. Adjournment

**Cypress Cove Community Development District  
Board Minutes of the Meeting for  
Tuesday, August 16, 2016, 6:30 PM  
Swift Management Office,  
1750 University Drive, Suite 205,  
Coral Springs, Florida 33071**

- I. Roll Call 6:30 pm
  - a. Sue Gottesman, Treasurer
  - b. Maritza Abstencio, Secretary
  - c. Jonathan Kralic, Assistant Secretary
  - d. Barbara Alvarez-Sanabria LCAM –Vesta Property Services
  - e. Ginger Wald, District Counsel
  
- II. Motion by Maritza Abstencio to approve the minutes of May 17, 2016, 2<sup>nd</sup> Jonathan Kralic, All in Favor.
  
- III. Motion to open the public hearing by Sue, 2<sup>nd</sup> Maritza, All in Favor.
  - a. Bob Kell would like some of the allocations to be reconsidered.
  - b. Motion to approve Resolution 2016-04 Cypress Cove Community Development District Adoption of the FY2017 General Fund Operating Budget by Maritza, 2<sup>nd</sup> Jonathan, All in Favor.
  - c. Motion to approve Resolution 2016-05 Cypress Cove Community Development District Levying Assessment of the FY2017 General Fund Operating Budget by Sue, 2<sup>nd</sup> Maritza, All in Favor.
  
- IV. Motion to Close Public Hearing by Jonathan, 2<sup>nd</sup> Sue, All in favor.
  
- V. Management Report – See attached.
  
- VI. New Business

No further business. Meeting was adjourned by Maritza at 6:50pm

# Cypress Cove Community Development District Management Report



January 17, 2017

***Prepared by: Barbara Alvarez-Sanabria, District Manager***

Community Name: Cypress Cove CDD

Place: Swift Management Office

Date: 01.16.2017

Next Board Mtg: 02.21.2017

PropertyManager: Barbara Alvarez-Sanabria

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

## MANAGER'S REPORT

**MINUTES FOR: 08.16.2016**

### **Administrative/Management Update:**

- Management is working on updating the CDD website.
- Management has been working with Pomeroy to power up 3 remaining poles. All other reported light issues were resolved.
- Management instructed Main Guy:
  - To remove all dead foliage and remove the dead bottle palm
  - Tree trimming was completed last week.
  - White Fly treatment was completed last week.
- Management has advised Pomeroy to commence phase 3 of the lighting project. This was completed. Final walk through is scheduled for August 18<sup>th</sup>, 2016.
- Management is working with Grau on the Audit. In progress.
- Management coordinated with Southern Weed to assure lake maintenance. Next service date is 01.19.2017.
- Management has coordinated gate repairs.
- Two gate incidents led to police involvement for vandalism. Attached are the police reports.
- Management emailed the board the January Lawn schedule.
- Management is introducing Hamid Medrano as the new field manager.

Bids: - No Bids to be considered at this time

## **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.**

**WHEREAS**, pursuant to the provisions of Section 190.006, Florida Statutes, members of the Board of Supervisors (the “Board”) of the Cypress Cove Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election held in November; and

**WHEREAS**, the District provided notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period, as required by Section 190.006(3)(b), Florida Statutes; and

**WHEREAS**, the Broward County Elections Department has confirmed that at the close of the qualifying period for election to the District Board, no electors qualified for Seat # 1 and Seat # 4 to be filled in the general election to be held on November 08, 2016 (the “General Election”); and

**WHEREAS**, the District is required by section 190.006(3)(b), Florida Statutes, to declare the seat to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill such vacancy within 90 days of the second Tuesday following the General Election.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The Board hereby declares Seat # 1 and Seat # 4 to be vacant, effective on the second Tuesday following the General Election.
3. The Board shall appoint a qualified elector to Seat # 1 and Seat # 4 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment to a seat, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF JANUARY, 2017.**

**CYPRESS COVE COMMUNITY DEVELOPMENT  
DISTRICT**

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Chairman / Vice Chairman

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Secretary / Assistant Secretary

# CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT

*December 31, 2016*

Management Use Only – Unaudited Financial

January 16, 2017

01/16/17

**Cypress Cove CDD General Fund**  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101.100 · Cypress Cove CDD - Wells Fargo	186,032.52
151.200 · Restricted Cash - Debt Service	1.53
151.300 · Restricted Cash - Cap Projects	<u>19,922.16</u>
<b>Total Checking/Savings</b>	<b>205,956.21</b>
<b>Other Current Assets</b>	
155.100 · Prepaid Expenses	<u>11,776.47</u>
<b>Total Other Current Assets</b>	<u>11,776.47</u>
<b>Total Current Assets</b>	<u>217,732.68</u>
<b>TOTAL ASSETS</b>	<u><u>217,732.68</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
202.100 · Accounts Payable	<u>730.00</u>
<b>Total Accounts Payable</b>	<u>730.00</u>
<b>Total Current Liabilities</b>	<u>730.00</u>
<b>Total Liabilities</b>	730.00
<b>Equity</b>	
271.000 · Fund Balance	97,255.87
271.001 · Funny Balance	-64,354.94
3000 · Opening Bal Equity	1,102.80
Net Income	<u>182,998.95</u>
<b>Total Equity</b>	<u>217,002.68</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>217,732.68</u></u>



01/16/17

**Cypress Cove CDD General Fund**  
**Profit & Loss**  
October through December 2016

	<u>Oct 16</u>	<u>Nov 16</u>	<u>Dec 16</u>	<u>TOTAL</u>
<b>Income</b>				
361.100 · Interest Income	0.41	0.00	0.00	0.41
363.100 · Maintenance Assessments	0.00	30,755.31	175,109.60	205,864.91
<b>Total Income</b>	<u>0.41</u>	<u>30,755.31</u>	<u>175,109.60</u>	<u>205,865.32</u>
<b>Expense</b>				
513.317 · Property Appraiser	0.00	400.00	0.00	400.00
513.340 · Management Fees	1,250.00	1,250.00	1,250.00	3,750.00
513.410 · Telephone	154.42	150.86	150.90	456.18
513.420 · Postage	0.00	0.00	72.44	72.44
513.490 · Other Current Charges	403.37	405.58	403.64	1,212.59
513.540 · Dues Licenses & Subscriptions	175.00	0.00	0.00	175.00
541.345 · Security	148.40	450.00	998.00	1,596.40
541.430 · Electric	357.84	358.80	362.86	1,079.50
541.460 · Repairs & Maintenance	0.00	2,380.51	0.00	2,380.51
541.462 · Landscape Maintenance	2,916.25	2,916.25	4,816.25	10,648.75
541.468 · Lake Maintenance	365.00	365.00	365.00	1,095.00
<b>Total Expense</b>	<u>5,770.28</u>	<u>8,677.00</u>	<u>8,419.09</u>	<u>22,866.37</u>
<b>Net Income</b>	<u><u>-5,769.87</u></u>	<u><u>22,078.31</u></u>	<u><u>166,690.51</u></u>	<u><u>182,998.95</u></u>

01/16/17

Cypress Cove CDD General Fund  
Check Detail

October through December 2016

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Prnt -Check		12/21/16	FPL	101.100 · Cypress Co...		0.00
Bill	83371-...	12/12/16	FPL	202.100 · Accounts P...	0.00	-48.10
TOTAL					0.00	-48.10
Check	ACH	10/04/16	Comcast	101.100 · Cypress Co...		-147.07
				513.490 · Other Curre...	-147.07	147.07
TOTAL					-147.07	147.07
Check	ACH	10/06/16	FPL	101.100 · Cypress Co...		-43.08
				541.430 · Electric	-43.08	43.08
TOTAL					-43.08	43.08
Check	ACH	10/11/16	Wells Fargo	101.100 · Cypress Co...		-125.50
				513.490 · Other Curre...	-125.50	125.50
TOTAL					-125.50	125.50
Check	ACH	10/12/16	FPL	101.100 · Cypress Co...		-314.76
				541.430 · Electric	-314.76	314.76
TOTAL					-314.76	314.76
Check	ACH	10/20/16	ATT	101.100 · Cypress Co...		-154.42
				513.410 · Telephone	-154.42	154.42
TOTAL					-154.42	154.42
Check	ACH	10/20/16	Comcast	101.100 · Cypress Co...		-130.80
				513.490 · Other Curre...	-130.80	130.80
TOTAL					-130.80	130.80
Check	ACH	11/03/16	Comcast	101.100 · Cypress Co...		-147.07
				513.490 · Other Curre...	-147.07	147.07
TOTAL					-147.07	147.07
Check	ACH	11/08/16	FPL	101.100 · Cypress Co...		-44.04
				541.430 · Electric	-44.04	44.04
TOTAL					-44.04	44.04
Check	ACH	11/09/16	FPL	101.100 · Cypress Co...		-314.76
				541.430 · Electric	-314.76	314.76
TOTAL					-314.76	314.76
Check	ACH	11/14/16	Wells Fargo	101.100 · Cypress Co...		-127.71
				513.490 · Other Curre...	-127.71	127.71
TOTAL					-127.71	127.71
Check	ACH	11/18/16	ATT	101.100 · Cypress Co...		-150.86
				513.410 · Telephone	-150.86	150.86
TOTAL					-150.86	150.86

01/16/17

Cypress Cove CDD General Fund  
Check Detail

October through December 2016

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	ACH	11/21/16	Comcast	101.100 · Cypress Co...		-130.80
				513.490 · Other Curre...	-130.80	130.80
TOTAL					-130.80	130.80
Check	ACH	12/05/16	Comcast	101.100 · Cypress Co...		-147.07
				513.490 · Other Curre...	-147.07	147.07
TOTAL					-147.07	147.07
Check	ACH	12/06/16	FPL	101.100 · Cypress Co...		-48.10
Bill	83371-...	12/12/16		541.430 · Electric	-48.10	48.10
TOTAL					-48.10	48.10
Check	ACH	12/12/16	Wells Fargo	101.100 · Cypress Co...		-125.77
				513.490 · Other Curre...	-125.77	125.77
TOTAL					-125.77	125.77
Check	ACH	12/13/16	FPL	101.100 · Cypress Co...		-314.76
Bill	75012-...	12/01/16		541.430 · Electric	-314.76	314.76
TOTAL					-314.76	314.76
Check	ACH	12/20/16	Comcast	101.100 · Cypress Co...		-130.80
				513.490 · Other Curre...	-130.80	130.80
TOTAL					-130.80	130.80
Check	ACH	12/21/16	ATT	101.100 · Cypress Co...		-150.90
				513.410 · Telephone	-150.90	150.90
TOTAL					-150.90	150.90
Bill Pmt -Check	2745	10/12/16	ASAP Gates Plus LLC	101.100 · Cypress Co...		-80.00
Bill	20106-...	09/04/16		541.345 · Security	-80.00	80.00
TOTAL					-80.00	80.00
Bill Pmt -Check	2746	10/12/16	Billing, Cochran, Lyles...	101.100 · Cypress Co...		-1,197.50
Bill	136255	08/31/16		513.315 · Attorneys F...	-1,197.50	1,197.50
TOTAL					-1,197.50	1,197.50
Bill Pmt -Check	2747	10/12/16	Egis Insurance Adviso...	101.100 · Cypress Co...		-5,778.00
Bill	4612	08/10/16		155.100 · Prepaid Exp...	-5,778.00	5,778.00
TOTAL					-5,778.00	5,778.00
Bill Pmt -Check	2748	10/12/16	Mainguy Landscape S...	101.100 · Cypress Co...		-5,832.50
Bill	19888	09/01/16		541.462 · Landscape ...	-2,916.25	2,916.25
Bill	19944	10/01/16		541.462 · Landscape ...	-2,916.25	2,916.25
TOTAL					-5,832.50	5,832.50
Bill Pmt -Check	2749	10/12/16	Ortiz Construction	101.100 · Cypress Co...		-490.00
Bill	26281	08/05/16		541.460 · Repairs & M...	-490.00	490.00
TOTAL					-490.00	490.00

**Cypress Cove CDD General Fund  
Check Detail**

01/16/17

October through December 2016

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2750	10/12/16	Southern Weed Contr...	101.100 · Cypress Co...		-1,095.00
Bill	06162...	06/16/16		541.468 · Lake Mainte...	-365.00	365.00
Bill	082416	08/24/16		541.468 · Lake Mainte...	-365.00	365.00
Bill	092216	09/22/16		541.468 · Lake Mainte...	-365.00	365.00
<b>TOTAL</b>					<b>-1,095.00</b>	<b>1,095.00</b>
Bill Pmt -Check	2751	10/12/16	Vesta Property Servic...	101.100 · Cypress Co...		-1,125.00
Bill	24212	09/01/16		513.340 · Managemen...	-1,125.00	1,125.00
<b>TOTAL</b>					<b>-1,125.00</b>	<b>1,125.00</b>
Bill Pmt -Check	2752	10/12/16	ASAP Gates Plus LLC	101.100 · Cypress Co...		-784.40
Bill	20106...	09/14/16		541.345 · Security	-148.40	148.40
Bill	20106...	09/27/16		541.345 · Security	-487.60	487.60
Bill	20106...	10/05/16		541.345 · Security	-148.40	148.40
<b>TOTAL</b>					<b>-784.40</b>	<b>784.40</b>
Bill Pmt -Check	2753	11/17/16	ASAP Gates Plus LLC	101.100 · Cypress Co...		-896.80
Bill	20106...	08/09/16		541.345 · Security	-150.00	150.00
Bill	20106...	08/15/16		541.345 · Security	-150.00	150.00
Bill	20106...	08/15/16		541.345 · Security	-148.40	148.40
Bill	20106...	08/19/16		541.345 · Security	-148.40	148.40
Bill	20106...	11/10/16		541.345 · Security	-300.00	300.00
<b>TOTAL</b>					<b>-896.80</b>	<b>896.80</b>
Bill Pmt -Check	2754	11/17/16	Billing, Cochran, Lyles...	101.100 · Cypress Co...		-315.20
Bill	093016	09/30/16		513.315 · Attorneys F...	-315.20	315.20
<b>TOTAL</b>					<b>-315.20</b>	<b>315.20</b>
Bill Pmt -Check	2755	11/17/16	Department of Econo...	101.100 · Cypress Co...		-175.00
Bill	38195	10/03/16		513.540 · Dues Licens...	-175.00	175.00
<b>TOTAL</b>					<b>-175.00</b>	<b>175.00</b>
Bill Pmt -Check	2756	11/17/16	Mainguy Landscape S...	101.100 · Cypress Co...		-2,916.25
Bill	20008	11/01/16		541.462 · Landscape ...	-2,916.25	2,916.25
<b>TOTAL</b>					<b>-2,916.25</b>	<b>2,916.25</b>
Bill Pmt -Check	2757	11/17/16	Pomeroy Electric	101.100 · Cypress Co...		-820.18
Bill	652016	09/14/16		541.430 · Electric	-513.26	513.26
Bill	032145	11/02/16		541.460 · Repairs & M...	-306.92	306.92
<b>TOTAL</b>					<b>-820.18</b>	<b>820.18</b>
Bill Pmt -Check	2758	11/17/16	Southern Weed Contr...	101.100 · Cypress Co...		-365.00
Bill	111416	11/14/16		541.468 · Lake Mainte...	-365.00	365.00
<b>TOTAL</b>					<b>-365.00</b>	<b>365.00</b>
Bill Pmt -Check	2759	11/17/16	US Bank	101.100 · Cypress Co...		-3,097.81
Bill	4360859	07/25/16		513.323 · Trustee Fees	-3,097.81	3,097.81
<b>TOTAL</b>					<b>-3,097.81</b>	<b>3,097.81</b>

01/16/17

Cypress Cove CDD General Fund  
Check Detail

October through December 2016

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2760	12/19/16	ASAP Gates Plus LLC	101.100 · Cypress Co...		-1,228.00
Bill	20106...	09/01/16		541.345 · Security	-80.00	80.00
Bill	20106...	11/21/16		541.345 · Security	-150.00	150.00
Bill	20106...	12/01/16		541.345 · Security	-350.00	350.00
Bill	20106...	12/06/16		541.345 · Security	-212.00	212.00
Bill	20106...	12/15/16		541.345 · Security	-86.00	86.00
Bill	20106...	12/15/16		541.345 · Security	-350.00	350.00
TOTAL					-1,228.00	1,228.00
Bill Pmt -Check	2761	12/19/16	Broward County Prop...	101.100 · Cypress Co...		-400.00
Bill	121916	11/22/16		513.317 · Property Ap...	-400.00	400.00
TOTAL					-400.00	400.00
Bill Pmt -Check	2762	12/19/16	Mainguy Landscape S...	101.100 · Cypress Co...		-4,816.25
Bill	20086	12/01/16		541.462 · Landscape ...	-2,916.25	2,916.25
Bill	20106	12/01/16		541.462 · Landscape ...	-1,900.00	1,900.00
TOTAL					-4,816.25	4,816.25
Bill Pmt -Check	2763	12/19/16	Pomeroy Electric	101.100 · Cypress Co...		-2,073.59
Bill	032193	11/16/16		541.460 · Repairs & M...	-1,645.39	1,645.39
Bill	032270	11/30/16		541.460 · Repairs & M...	-428.20	428.20
TOTAL					-2,073.59	2,073.59
Bill Pmt -Check	2764	12/19/16	Vesta Property Servic...	101.100 · Cypress Co...		-2,572.44
Bill	110116	11/01/16		513.340 · Managemen...	-1,250.00	1,250.00
Bill	26858	12/01/16		513.340 · Managemen...	-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 Servic...	101.100 · Cypress Co...		-1,250.00
Bill	25170	10/01/16		513.340 · Managemen...	-1,250.00	1,250.00
TOTAL					-1,250.00	1,250.00

01/16/17

**Cypress Cove CDD General Fund**  
**Reconciliation Summary**  
101.100 · Cypress Cove CDD - Wells Fargo, Period Ending 12/31/16

	<u>Dec 31, 16</u>	
Beginning Balance		33,181.30
Cleared Transactions		
Checks and Payments - 16 items	-15,377.67	
Deposits and Credits - 3 items	175,109.60	
Total Cleared Transactions	<u>159,731.93</u>	
Cleared Balance		<u>192,913.23</u>
Uncleared Transactions		
Checks and Payments - 6 items	-6,880.71	
Total Uncleared Transactions	<u>-6,880.71</u>	
Register Balance as of 12/31/16		<u>186,032.52</u>
Ending Balance		<u>186,032.52</u>

## Cypress Cove CDD General Fund

## Reconciliation Detail

01/16/17

101.100 · Cypress Cove CDD - Wells Fargo, Period Ending 12/31/16

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						33,181.30
Cleared Transactions						
Checks and Payments - 16 items						
Bill Pmt -Check	11/17/16	2759	US Bank	X	-3,097.81	-3,097.81
Bill Pmt -Check	11/17/16	2756	Mainguy Landsca...	X	-2,916.25	-6,014.06
Bill Pmt -Check	11/17/16	2753	ASAP Gates Plus ...	X	-896.80	-6,910.86
Bill Pmt -Check	11/17/16	2757	Pomeroy Electric	X	-820.18	-7,731.04
Bill Pmt -Check	11/17/16	2758	Southern Weed C...	X	-365.00	-8,096.04
Bill Pmt -Check	11/17/16	2754	Billing, Cochran, L...	X	-315.20	-8,411.24
Bill Pmt -Check	11/17/16	2755	Department of Ec...	X	-175.00	-8,586.24
Check	12/05/16	ACH	Comcast	X	-147.07	-8,733.31
Check	12/06/16	ACH	FPL	X	-48.10	-8,781.41
Check	12/12/16	ACH	Wells Fargo	X	-125.77	-8,907.18
Check	12/13/16	ACH	FPL	X	-314.76	-9,221.94
Bill Pmt -Check	12/19/16	2764	Vesta Property Se...	X	-2,572.44	-11,794.38
Bill Pmt -Check	12/19/16	2763	Pomeroy Electric	X	-2,073.59	-13,867.97
Bill Pmt -Check	12/19/16	2760	ASAP Gates Plus ...	X	-1,228.00	-15,095.97
Check	12/20/16	ACH	Comcast	X	-130.80	-15,226.77
Check	12/21/16	ACH	ATT	X	-150.90	-15,377.67
Total Checks and Payments					-15,377.67	-15,377.67
Deposits and Credits - 3 items						
Deposit	12/08/16			X	161,193.60	161,193.60
Deposit	12/12/16			X	4,638.67	165,832.27
Deposit	12/30/16			X	9,277.33	175,109.60
Total Deposits and Credits					175,109.60	175,109.60
Total Cleared Transactions					159,731.93	159,731.93
Cleared Balance					159,731.93	192,913.23
Uncleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	04/02/14	2527	Department of Ec...		-225.00	-225.00
Bill Pmt -Check	09/01/14	2567	ASAP Gates Plus ...		-80.00	-305.00
Bill Pmt -Check	05/13/16	ACH	FPL		-109.46	-414.46
Bill Pmt -Check	12/19/16	2762	Mainguy Landsca...		-4,816.25	-5,230.71
Bill Pmt -Check	12/19/16	2761	Broward County P...		-400.00	-5,630.71
Bill Pmt -Check	12/21/16	2765	Vesta Property Se...		-1,250.00	-6,880.71
Total Checks and Payments					-6,880.71	-6,880.71
Total Uncleared Transactions					-6,880.71	-6,880.71
Register Balance as of 12/31/16					152,851.22	186,032.52
Ending Balance					152,851.22	186,032.52

# Commercial Checking Acct Public Funds

Account number: 2090001111265 ■ December 1, 2016 - December 31, 2016 ■ Page 1 of 2  
Number of enclosures: 10

WELLS  
FARGO

CYPRESS COVE COMMUNITY DEVELOPMENT DIST  
13595 SW 1034TH AVE  
SUITE 108  
MIAMI FL 33186

## Questions?

Call your Customer Service Officer or Client Services  
**1-800-AT WELLS (1-800-289-3557)**  
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)  
PO Box 63020  
San Francisco, CA 94163

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
2090001111265	\$33,181.30	\$175,109.60	-\$15,377.67	\$192,913.23

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/08	161,193.60	Broward CO Bocc Adval Beneficiary ID Cypress Cove Cdd
	12/12	4,638.67	Broward CO Bocc Adval Beneficiary ID Cypress Cove Cdd
	12/30	9,277.33	Broward CO Bocc Adval Beneficiary ID Cypress Cove Cdd
		<b>\$175,109.60</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$175,109.60</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/05	147.07	Comcast Comcast 120116 2411027759 Spa Cypress,Cove Cdd
	12/06	48.10	Fpl Direct Debit Elec Pymt 12/16 2233183371 Ppda Cypress Cove Community
	12/12	125.77	Client Analysis Svc Chrg 161209 Svc Chge 1116 002090001111265
	12/13	314.76	Fpl Direct Debit Elec Pymt 12/16 4295275012 Ppda Cypress Cove Community
	12/20	130.80	Comcast Comcast 121816 2410489547 Spa Cdd Cypress Cove,Rear
	12/21	150.90	ATT Payment 122016 716660012Epayb Cypress Cove Cdd
		<b>\$917.40</b>	<b>Total electronic debits/bank debits</b>

## Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
2753	896.80	12/12	2755	175.00	12/07	2757	820.18	12/12
2754	315.20	12/12	2756	2,916.25	12/13	2758	365.00	12/12

Encl = 10  
(182)

Sheet Seq = 0001041  
Sheet 00001 of 00001



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celID = 000894  
vert = 0