

*Cypress Cove
Community Development District*

*Board of Directors Meeting Package
February 16, 2016*



Prepared By: Vesta Property Services
13595 S.W. 134 Ave, Ste.108, Miami, FL 33186
** Your Property Management Team **



Cypress Cove Community Development District
Board of Directors Meeting Agenda

February 16, 2016
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, February 16, 2016** 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 the previous meeting
- IV. Appointment of Seat #5 to the Board of Supervisors
- V. Election of Officers
- VI. Staff Reports
 - a. Management Report
- VII. New Business
- VIII.
 - a. Discussion and Review of the proposed gate modifications.
 - b. Discussion and Review of the proposed modification to the camera system.
- IX. Adjournment
- X. Open forum

**Cypress Cove Community Development District
Board Minutes of the Meeting for
Tuesday, January 19, 2016, 6:30 PM
Swift Management Office,
1750 University Drive, Suite 205,
Coral Springs, Florida 33071**

- I. Roll Call 6:32 pm
 - a. Albert Price, Chair
 - b. Yvette Weekes, Vice Chair
 - c. Sue Gottesman, Treasurer
 - d. Maritza Abstencio, Secretary
 - e. Michael J. Pawelczyk , Board Attorney
 - f. Barbara Alvarez-Sanabria LCAM –Vesta Property Services

- II. Motion by Sue Gottesman to approve the minutes of November 17th, 2015, 2nd Maritza Abstencio, All in Favor.

- III. Attorney Reports - Nothing at this time.

- IV. Management Report – See attached.

- V. New Business
 - Motion by Albert Price to approve Resolution 2016-01 as stated
A resolution of the board of supervisors of Cypress Cove Community Development District clarifying and restating seat designations and terms of office for members of the board of supervisors; providing direction to the district manager of the district and providing for an effective date 19th of January 2016. Motion passed 3-0. (Sue Gottesman stepped out to take a phone call)
 - The board has reviewed the proposal from ASAP gates to replace the back entry system. At this time the board has asked management for 3 competitive bids based on the specification provided.

- VI. Open Forum

No further business. Meeting was adjourned at 7:58 pm

Cypress Cove Community Development District Management Report



February 16, 2016

Prepared by: Barbara Alvarez-Sanabria, District Manager

Community Name: Cypress Cove CDD

Place: Swift Management Office

Date: February 16th, 2016

Next Board Mtg: March 15th, 2016

Property Manager: Barbara Alvarez-Sanabria

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

MANAGER'S REPORT

MINUTES FOR: January 19th, 2016

Administrative/Management Update:

Vendor	Gate	Camera
ASAP Gates	\$26,940.00	\$7,114.72
Genesis Security Systems of FI	\$24,389.01	\$6,726.24
Remote Access Sales	\$31,821.05	Did Not Provide

Recommendations:

- Repair the columns around the property from further damage.
- Pressure Clean Sidewalks

Maintenance Projects in progress/completed/recommended:

- *In Progress:*
 - ❖ Lighting Pole Project (Phase 3 to commence End of Month)
 - ❖ Annual Audit
- Completed
 - ❖ Removal of the Oak tree on Rock Island
 - ❖ Removal of the Black Olive Tree at rear of property
 - ❖ Mulch Refresher
 - ❖ Phase 1 & 2 Completed of Lighting Project

PROPOSAL

Date	Proposal #
2/15/2016	1005

Genesis Security Systems of Florida
 2833 S, Oakland Forest Dr
 202
 Oakland Park, FL, 33309

Name / Address
Cypress Cove C/O Vesta for you 1580 SW Corporate Pkw Sunrise, FL

P.O. No.	Terms	Due Date	Rep	Account #	Project
	Net 15	3/1/2016		1524	

Description	Qty	Rate	Total
Proposal for gate installation 2- aluminum commercial heavy duty swing gates approximate 14' FT x 6' FT To match existing design at front gate, Heavy duty hinges and mounting support steel post Powder coated on standard color (white, black or bronze).	2	2,800.00	5,600.00T
Viking swing gate operator. Max 16' at 900 lbs, 12' at 1200 lbs. Includes battery backup.***INCLUDES ARM KITS & LOOP RACK FOR PLUG-IN LOOP Detector	2	2,720.68	5,441.36T
The Model AE1000Plus Commercial Telephone Entry System with Access Control up to four doors, have built in wireless remote receiver, hold over ten thousand resident information. is designed for use as a primary access control device for gated communities. can be programmed over phone line or a network using an optional kit.	1	3,244.50	3,244.50T
Four (4) concrete Pads: Two 36X36X24' for gate post and two (2) 24X24X24 for gate operator	4	650.00	2,600.00T
Electrical work to install and hook up high voltage, depend on the load on the circuit breaker, we may have to install an additional breaker.	1	1,200.00	1,200.00T
Standard 3x6 loop	5	200.00	1,000.00T
Loop Detector NP2/24AC-DC with Harness	5	120.00	600.00T

Subtotal

WARRANTY

All replacement part are covered under warranty up to 1 year, labor for 1 year, warranty covers normal wear and tear, warranty can be void if parts damage by vandalism, small creature or insect, vehicular, flood, wind, lightning, electrical surge or act of God.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing and specifications submitted for above work and completed in a substantial workman like manner for the sum of: Dollars

Sales Tax...

Total

With payments to be made as follows: 50% of the total estimate is to be paid before the job begins. The rest is to be paid upon completion. Any alteration or deviation from above specification involve extra cost will be executed upon written order, and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays

Signature _____ Signature _____

Phone #	Fax #	E-mail	Web Site
786-318-7764		sylburn@genesisaccess.com	www.genesisaccess.com

PROPOSAL

Date	Proposal #
2/15/2016	1005

Genesis Security Systems of Florida
 2833 S, Oakland Forest Dr
 202
 Oakland Park, FL, 33309

Name / Address
Cypress Cove C/O Vesta for you 1580 SW Corporate Pkw Sunrise, FL

P.O. No.	Terms	Due Date	Rep	Account #	Project	
	Net 15	3/1/2016		1524		
Description				Qty	Rate	Total
Labor for installation Fees for permit drawing is not included in the proposal and will be billed separate, we do not mark up these items.				1	3,522.00	3,522.00
Subtotal					\$23,207.86	

WARRANTY

All replacement part are covered under warranty up to 1 year, labor for 1 year, warranty covers normal wear and tear, warranty can be void if parts damage by vandalism, small creature or insect, vehicular, flood, wind, lightning, electrical surge or act of God.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing and specifications submitted for above work and completed in a substantial workman like manner for the sum of: Dollars

\$24,389.01

With payments to be made as follows: 50% of the total estimate is to be paid before the job begins. The rest is to be paid upon completion. Any alteration or deviation from above specification involve extra cost will be executed upon written order, and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays

Signature _____ Signature _____

Sales Tax.	\$1,181.15
Total	\$24389.01

Phone #	Fax #	E-mail	Web Site
786-318-7764		sylburn@genesisaccess.com	www.genesisaccess.com

PROPOSAL

Date	Proposal #
2/15/2016	1006

Name / Address
Cypress Cove C/O Vesta for you 1580 SW Corporate Pkw Sunrise, FL

Genesis Security Systems of Florida

2833 S, Oakland Forest Dr
202
Oakland Park, FL, 33309

P.O. No.	Terms	Due Date	Rep	Account #	Project	
	Net 15	3/1/2016		1524		
Description				Qty	Rate	Total
Proposal for the installation new High definition camera systems						
Platinum Enterprise Level 8Ch HD-TVI 1080P audio/VGA/2HDMI 1U 8XHD WITH 4 TERRA BITE HD				2	799.00	1,598.00T
HD-TVI LPR 1.3Megapixel 720P 6-60mm 6-FLUX-iR 131-FT DC12V				3	358.00	1,074.00T
camera 3MP 2.8-12 mm 200 Ft ICR Digital WDR IP66 weatherproof, day/night. vandal resistance.				8	169.00	1,352.00T
LTS-Security 9 port 12vdc power				2	55.00	110.00T
Grainger 18X18 X8 storage PVC weather proof box				2	210.00	420.00T
Labor for installation programming, training,				1	1,899.00	1,899.00
Subtotal						\$6,453.00

WARRANTY

All replacement part are covered under warranty up to 1 year, labor for 1 year, warranty covers normal wear and tear, warranty can be void if parts damage by vandalism, small creature or insect, vehicular, flood, wind, lightning, electrical surge or act of God.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing and specifications submitted for above work and completed in a substantial workman like manner for the sum of: Dollars

\$6,726.24

Sales Tax	\$273.24
Total	\$6,726.24

With payments to be made as follows: 50% of the total estimate is to be paid before the job begins. The rest is to be paid upon completion. Any alteration or deviation from above specification involve extra cost will be executed upon written order, and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays

Signature _____ Signature _____

Phone #	Fax #	E-mail	Web Site
786-318-7764		sylburn@genesisaccess.com	www.genesisaccess.com

Remote Access Sales

1381 SW 12 Ave
Pompano Beach, FL
33069

FABRICATION ESTIMATE

Date	QUOTE #
2/16/2016	1456

Ph # 954-946-6666
Fax # 954-783-0406

Name / Address
CYPRESS COVE C/O Vesta for You 1580 SW Corporate Parkway Suite 130 Sunrise FL 33323

Ship To

Terms	Rep	Account #	Due Date	FOB
			2/16/2016	

Quantity	Item Code	Description	Price Each	Amount
2	GATES / FENCE	Manufacture and install 2 gates approximately 14' x 6' to match existing.	3,360.00	6,720.00T
2	ELI-CSW-200ULA	CSW 200 ELITE OPERATOR 1/2 HP. 18' GATE 600LBS. 75 CYCLES/HOUR 175LBS.SHIPPING WEIGHT	2,499.95	4,999.90T
2	ELI-DC-2000CSW	BATTERY BACK UP COMMERCIAL SWING	899.98	1,799.96T
1	SES-CAT10	CAT 10 COMMERCIAL TELEPHONE ENRTY SYSTEM 10 LINE DISPLAY	4,300.00	4,300.00T
4	MISC SERVICE	Concrete pads	800.00	3,200.00T
1	MISC SERVICE	loops, loop detector electrical and labor	6,500.00	6,500.00T

Signature / Date _____ Please sign and return proposal. PRINT NAME. _____	Subtotal
	Sales Tax (6.0%)
	Total

50% deposit required to start project, balance due on completion or when customer picks up product.
 90 day warranty on all workmanship and material for welding repairs, 1 Year warranty on all workmanship and material for new fabrication.(New Construction) Product has to be returned to shop for repairs.
 Warranty does not cover act of God and accidents.
 Customer is responsible for scheduling no cuts (locating company) to mark out where underground utilities are located.
 Customer is responsible to repair any damaged utility lines , sprinkler lines pavers etc, that are broken during installation.

Estimate is valid for 15 days

Remote Access Sales

1381 SW 12 Ave
Pompano Beach, FL
33069

FABRICATION ESTIMATE

Date	QUOTE #
2/16/2016	1456

Ph # 954-946-6666
Fax # 954-783-0406

Name / Address
CYPRESS COVE C/O Vesta for You 1580 SW Corporate Parkway Suite 130 Sunrise FL 33323

Ship To

Terms	Rep	Account #	Due Date	FOB
			2/16/2016	

Quantity	Item Code	Description	Price Each	Amount
1	ENGINEER DRA...	ENGINEER DRAWINGS :: GATES , CONCRETE PADS	2,500.00	2,500.00T
	MISC SERVICE	PERMIT NOT INCLUDED.	0.00	0.00T

Signature / Date _____ Please sign and return proposal. PRINT NAME. _____	Subtotal	\$30,019.86
	Sales Tax (6.0%)	\$1,801.19
	Total	\$31,821.05

50% deposit required to start project, balance due on completion or when customer picks up product.
 90 day warranty on all workmanship and material for welding repairs, 1 Year warranty on all workmanship and material for new fabrication.(New Construction) Product has to be returned to shop for repairs.
 Warranty does not cover act of God and accidents.
 Customer is responsible for scheduling no cuts (locating company) to mark out where underground utilities are located.
 Customer is responsible to repair any damaged utility lines , sprinkler lines pavers etc, that are broken during installation.

Estimate is valid for 15 days



ASAP GATE PLUS, LLC

330 NW 91 Avenue
Pembroke Pines, FL 33024
(954)538-3626
accounting@asapgateplus.com
www.asapgateplus.com

ESTIMATE

ADDRESS
Cypress Cove
C/O Vesta for You
1580 SW Corporate Parkway
Suite 130
Sunrise, FL 33323

SHIP TO
Cypress Cove
C/O Vesta for You
1580 SW Corporate Parkway
Suite 130
Sunrise, FL 33323

ESTIMATE # 2331
DATE 01/19/2016
EXPIRATION DATE 03/08/2016

ACTIVITY	QTY	RATE	AMOUNT
Camera Upgrade			
8ch DVR - HDCVI Tribrid 1080P Hi-Def Recorder & Display Outputs With HDMI, VGA, 2-USB ports, Wired Mouse. Records Up To 15FPS at 1080P Per Channel. Remote Access Over Ethernet connection. Dual(2) Bay Port For Up To 8TB Of Storage, (Remote access Software & App Download Available for free) / (Tribrid)-2-ports Network IP, 8-ports D1, 720p, or 1080P	2	600.00	1,200.00
4TB Storage - Surveillance Quality Internal Hard Drive	2	250.00	500.00
Bullet HDCVI Manual Lens Camera - 2.8~12mm Lens Wide View Angle, 2-MegaPixel 1080p Resolution Camera, Night Vision Up To 130ft At Night, Weather Proof Rated For All Outdoor Conditions.	8	180.00	1,440.00
TAG Recognition Camera - 1/3" Sony Super HAD CCD II & Effio-E DSP, 700TVL Resolution, 6-60mm Lens Manual Adjustment With Up To 300ft Night Vision, Shutter mode for up to 45mph License Plate Capture Day Or Night, Weather Proof.	3	520.00	1,560.00
9ch 12VDC -Circuit Breaker Power Supply Box	2	95.00	190.00
BNC Compression -Video Coaxial Cable Connectors & PigTail Male -Camera Power 18/2 Cable Connectors	11	7.00	77.00
24" HD Monitor For Back Gate Setup	1	250.00	250.00
Weather Proof Conduit Connection Box	11	20.00	220.00
Labor -Camera Replacement, Mount, & Focus	11	65.00	715.00
Labor - DVR Replacement, Programing, Training, Remote access setup.	2	200.00	400.00
Labor - Power Supply Circuit Breaker Replacement	2	80.00	160.00
NOTE: INTERNET MODEM NEEDS TO BE REPLACED AT BOTH ENTRANCE AND UPDATE INTERNET SERVICE TO STATIC IP.		0.00	0.00

All installations, including cabling and connections, are guaranteed for a period of one (1) year from time of installation.

For any service call on sold equipment that requires warrantee repairs or a warranty exchange form the manufacturer, provided the equipment shows no signs of misuse, any damage to the equipment falls within the manufacturers warrantee guidelines and is within the manufacturers warrantee period, there will be a \$80 charge only, for each service call that occurs during the manufacturers warrantee period.

ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.

TERMS & CONDITIONS:

Fifty Percent (50%) Deposit upon APPROVAL of ESTIMATE, before any work can commence. Balance is to be paid Net 15. Any delay in payment may be subject to a Late Charge.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).

Payments will be made as outlined in the Terms & Conditions.
If estimate is accepted, please sign and email to accounting@asapgateplus.com or fax to 954-538-1819.
Please feel free to contact us if you have any questions. We look forward to working with you.

SUBTOTAL	6,712.00
TAX (6%)	402.72
TOTAL	\$7,114.72

Accepted By

Accepted Date



ASAP GATE PLUS, LLC

330 NW 91 Avenue
Pembroke Pines, FL 33024
(954)538-3626
accounting@asapgateplus.com
www.asapgateplus.com

ESTIMATE

ADDRESS

Cypress Cove
C/O Vesta for You
1580 SW Corporate Parkway
Suite 130
Sunrise, FL 33323

SHIP TO

Cypress Cove
C/O Vesta for You
1580 SW Corporate Parkway
Suite 130
Sunrise, FL 33323

ESTIMATE # 2363

DATE 02/04/2016

EXPIRATION DATE 03/08/2016

ACTIVITY	QTY	RATE	AMOUNT
2- aluminum commercial heavy duty swing gates approximate 14' FT x 6' FT To match existing design at front gate, Heavy duty hinges and mounting support steel post Powder coated on standart color (white, black or bronze). Elite CSW200 with battery back up, continuum cycles with steel adjustable arm.	2	3,000.00	6,000.00 T
CAT-CARD2 access control: 2 Wiegand inputs. The ability to maintain the same data base as a CAT telephone entry. Multi-level surge suppression to protect against power surges. Can be used to support any wiegand device, cards/transmitters, long range proximity. 2 YEAR LIMITED WARRANTY. Note: Price includes new wiegand receivers and programing remotes in front and back entrance. Telephone line provided by owners for computer programming.	1	4,000.00	4,000.00 T
Four (4) concrete Pads: Two 3'x3'x2' for gate post and two (2) 2'x2'x2 for gate operators.	1	3,000.00	3,000.00 T
Electrical high and low voltage.	1	1,000.00	1,000.00 T
Saw cut and seal loop sensors on black top price included wire harness and loop detector.	1	2,800.00	2,800.00 T
Labor - Installation	1	1,000.00	1,000.00 T
Processing Permit Paperwork for electrical permit and building.	1	1,500.00	1,500.00

Engineer's Sealed Drawings will be charged separately

City Permit Fees are not included in this Estimate. City Permit Fees will be charged separately.

ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.

We warranty all parts and labor for the period of one (1) year from the completion of installation. This warranty specifically excludes any damages resulting from acts of nature, Accidents, Vandalism, Lightening, Flood and Fire.

TERMS & CONDITIONS:
Fifty Percent (50%) Deposit upon APPROVAL of ESTIMATE, before any work can commence. Balance is to be paid Net 15. Any delay in payment may be subject to a Late Charge.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).
Payments will be made as outlined in the Terms & Conditions.
If estimate is accepted, please sign and email to accounting@asapgateplus.com or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.

SUBTOTAL	25,500.00
TAX (6%)	1,440.00
TOTAL	\$26,940.00

Accepted By

Accepted Date



CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT

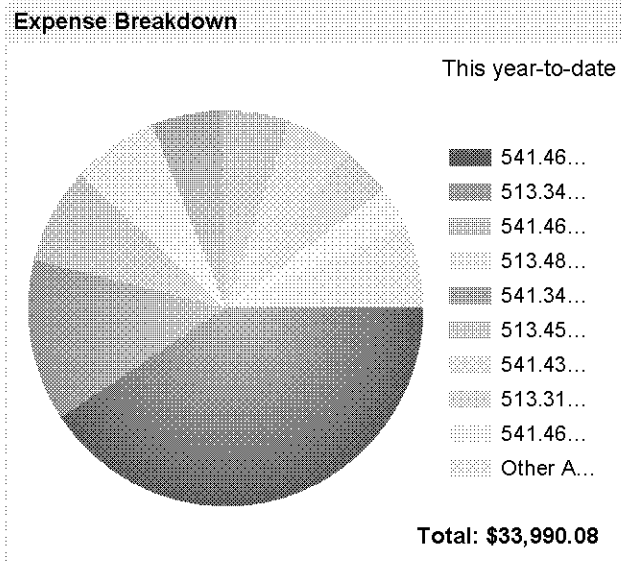
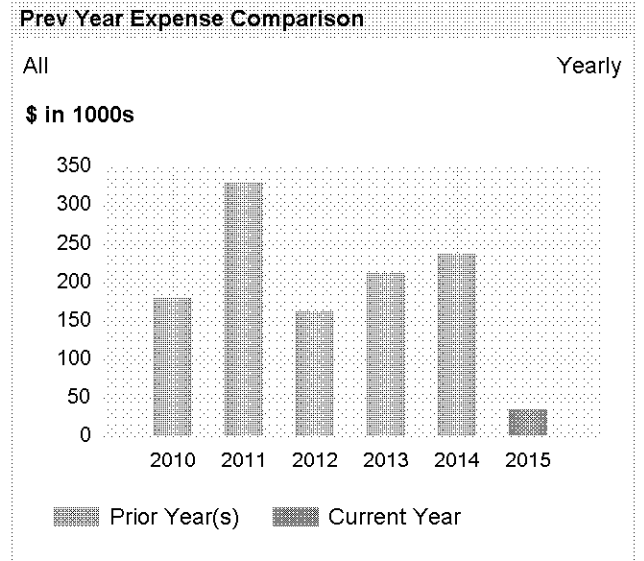
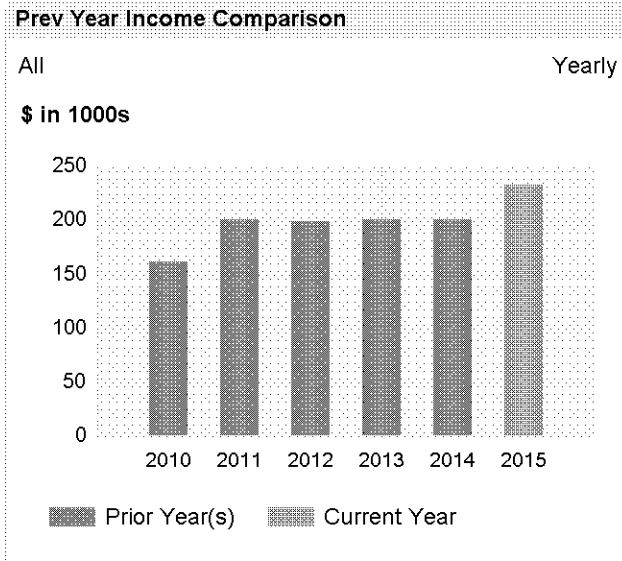
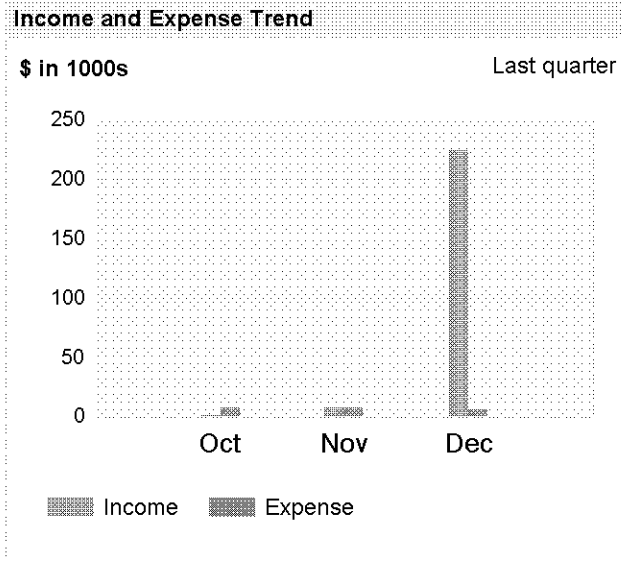
January 31st, 2016

Management Use Only – Unaudited Financial

February 16, 2016

there for you

13055 SW 42nd Street
Suite # 203
Miami, Florida 33175
305-552-7855
VestaForYou.com



Account Balances

Account	Balance
Cypress Cove CDD - Wells Fargo	210,549.91
Restricted Cash - Cap Projects	19,922.16
Restricted Cash - Debt Service	1.53
Investment - State Board	0.00
Investment - Capital Reserve	0.00
Accounts Receivable	0.00
Accounts Payable	0.00
Notes Payable	0.00
Due to Other	0.00
Due to DS - Series 2006	0.00
Due to Capital Projects Fund	0.00
Accrued Interest Payable	0.00

02/16/16

Cypress Cove CDD General Fund
Balance Sheet
As of February 16, 2016

	<u>Feb 16, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
101.100 · Cypress Cove CDD - Wells Fargo	210,549.91
151.200 · Restricted Cash - Debt Service	1.53
151.300 · Restricted Cash - Cap Projects	<u>19,922.16</u>
Total Checking/Savings	230,473.60
Other Current Assets	
155.100 · Prepaid Expenses	<u>6,470.56</u>
Total Other Current Assets	<u>6,470.56</u>
Total Current Assets	<u>236,944.16</u>
TOTAL ASSETS	<u><u>236,944.16</u></u>
LIABILITIES & EQUITY	
Equity	
271.000 · Fund Balance	97,255.87
271.001 · Funny Balance	-60,760.66
3000 · Opening Bal Equity	1,102.80
Net Income	<u>199,346.15</u>
Total Equity	<u>236,944.16</u>
TOTAL LIABILITIES & EQUITY	<u><u>236,944.16</u></u>

02/16/16

Cypress Cove CDD General Fund
Profit & Loss
January 2016

	<u>Jan 16</u>
Income	
361.100 · Interest Income	18.23
Total Income	<u>18.23</u>
Expense	
513.340 · Management Fees	1,125.00
513.410 · Telephone	136.07
513.450 · Insurance	472.09
513.490 · Other Current Charges	250.94
541.345 · Security	794.47
541.460 · Repairs & Maintenance	396.76
541.461 · Repairs & Maint. (Pavement)	309.52
541.462 · Landscape Maintenance	2,991.25
Total Expense	<u>6,476.10</u>
Net Income	<u><u>-6,457.87</u></u>

02/16/16

Cypress Cove CDD General Fund
Profit & Loss
 October 2015 through January 2016

	<u>Oct 15</u>	<u>Nov 15</u>	<u>Dec 15</u>	<u>Jan 16</u>	<u>TOTAL</u>
Income					
361.100 · Interest Income	1.10	0.00	0.00	18.23	19.33
363.100 · Maintenance Assessments	0.00	8,482.28	224,834.62	0.00	233,316.90
Total Income	<u>1.10</u>	<u>8,482.28</u>	<u>224,834.62</u>	<u>18.23</u>	<u>233,336.23</u>
Expense					
513.315 · Attorneys Fees	315.00	1,122.50	0.00	0.00	1,437.50
513.317 · Property Appraiser	0.00	400.00	0.00	0.00	400.00
513.340 · Management Fees	1,125.00	1,125.00	1,125.00	1,125.00	4,500.00
513.410 · Telephone	124.90	125.63	125.66	136.07	512.26
513.420 · Postage	0.00	20.10	0.00	0.00	20.10
513.425 · Printing & Binding	0.00	96.30	51.13	0.00	147.43
513.450 · Insurance	472.09	472.09	472.09	472.09	1,888.36
513.480 · Legal Advertising	2,410.40	0.00	0.00	0.00	2,410.40
513.490 · Other Current Charges	242.20	245.86	246.08	250.94	985.08
541.345 · Security	318.00	149.20	670.00	794.47	1,931.67
541.430 · Electric	388.18	609.90	838.89	0.00	1,836.97
541.460 · Repairs & Maintenance	851.21	1,037.06	396.76	396.76	2,681.79
541.461 · Repairs & Maint. (Pavement)	0.00	0.00	0.00	309.52	309.52
541.462 · Landscape Maintenance	1,844.00	3,166.25	2,916.25	2,991.25	10,917.75
541.468 · Lake Maintenance	365.00	365.00	365.00	0.00	1,095.00
Total Expense	<u>8,455.98</u>	<u>8,934.89</u>	<u>7,206.86</u>	<u>6,476.10</u>	<u>31,073.83</u>
Net Income	<u><u>-8,454.88</u></u>	<u><u>-452.61</u></u>	<u><u>217,627.76</u></u>	<u><u>-6,457.87</u></u>	<u><u>202,262.40</u></u>

02/16/16

Cypress Cove CDD General Fund
Profit & Loss Budget vs. Actual
 October 2015 through January 2016

	Oct 15	Budget	\$ Over Budget	% of Budget
Income				
363.831 · Collections Fees/Discounts	0.00	-860.46	860.46	0.0%
361.100 · Interest Income	1.10	12.50	-11.40	8.8%
363.100 · Maintenance Assessments	0.00	16,388.18	-16,388.18	0.0%
363.101 · Debt Service Assessments	0.00	6,040.50	-6,040.50	0.0%
Total Income	1.10	21,580.72	-21,579.62	0.0%
Expense				
513.315 · Attorneys Fees	315.00	500.00	-185.00	63.0%
513.316 · Assessment Roll	0.00	0.00	0.00	0.0%
513.317 · Property Appraiser	0.00	250.00	-250.00	0.0%
513.322 · Audit Fees	0.00	375.00	-375.00	0.0%
513.323 · Trustee Fees	0.00	225.00	-225.00	0.0%
513.340 · Management Fees	1,125.00	1,125.00	0.00	100.0%
513.410 · Telephone	124.90	150.00	-25.10	83.3%
513.420 · Postage	0.00	4.24	-4.24	0.0%
513.425 · Printing & Binding	0.00	0.00	0.00	0.0%
513.440 · Rentals & Leases	0.00	0.00	0.00	0.0%
513.450 · Insurance	472.09	500.00	-27.91	94.4%
513.480 · Legal Advertising	2,410.40	125.00	2,285.40	1,928.3%
513.490 · Other Current Charges	242.20	83.37	158.83	290.5%
513.510 · Office Supplies	0.00	0.00	0.00	0.0%
513.540 · Dues Licenses & Subscriptions	0.00	22.88	-22.88	0.0%
513.640 · Capital Outlay	0.00	2,082.93	-2,082.93	0.0%
513.710 · Principal Note	0.00			
513.720 · Interest - Note	0.00			
541.345 · Security	318.00	550.00	-232.00	57.8%
541.360 · Miscellaneous	0.00	0.00	0.00	0.0%
541.430 · Electric	388.18	541.66	-153.48	71.7%
541.460 · Repairs & Maintenance	851.21	408.37	442.84	208.4%
541.461 · Repairs & Maint. (Pavement)	0.00	0.00	0.00	0.0%
541.462 · Landscape Maintenance	1,844.00	3,016.63	-1,172.63	61.1%
541.468 · Lake Maintenance	365.00	358.37	6.63	101.9%
541.630 · Emergency Reserves	0.00	357.50	-357.50	0.0%
541.640 · Capital Reserves	0.00	286.93	-286.93	0.0%
541.650 · Electrical Repairs	0.00	4,508.30	-4,508.30	0.0%
Total Expense	8,455.98	15,471.18	-7,015.20	54.7%
Net Income	-8,454.88	6,109.54	-14,564.42	-138.4%

02/16/16

Cypress Cove CDD General Fund
Profit & Loss Budget vs. Actual
 October 2015 through January 2016

	Nov 15	Budget	\$ Over Budget	% of Budget
Income				
363.831 · Collections Fees/Discounts	0.00	-860.50	860.50	0.0%
361.100 · Interest Income	0.00	12.50	-12.50	0.0%
363.100 · Maintenance Assessments	8,482.28	16,388.18	-7,905.90	51.8%
363.101 · Debt Service Assessments	0.00	6,040.94	-6,040.94	0.0%
Total Income	8,482.28	21,581.12	-13,098.84	39.3%
Expense				
513.315 · Attorneys Fees	1,122.50	500.00	622.50	224.5%
513.316 · Assessment Roll	0.00	0.00	0.00	0.0%
513.317 · Property Appraiser	400.00	250.00	150.00	160.0%
513.322 · Audit Fees	0.00	375.00	-375.00	0.0%
513.323 · Trustee Fees	0.00	225.00	-225.00	0.0%
513.340 · Management Fees	1,125.00	1,125.00	0.00	100.0%
513.410 · Telephone	125.63	150.00	-24.37	83.8%
513.420 · Postage	20.10	4.16	15.94	483.2%
513.425 · Printing & Binding	96.30	0.00	96.30	100.0%
513.440 · Rentals & Leases	0.00	0.00	0.00	0.0%
513.450 · Insurance	472.09	500.00	-27.91	94.4%
513.480 · Legal Advertising	0.00	125.00	-125.00	0.0%
513.490 · Other Current Charges	245.86	83.33	162.53	295.0%
513.510 · Office Supplies	0.00	0.00	0.00	0.0%
513.540 · Dues Licenses & Subscriptions	0.00	22.92	-22.92	0.0%
513.640 · Capital Outlay	0.00	2,083.37	-2,083.37	0.0%
513.710 · Principal Note	0.00			
513.720 · Interest - Note	0.00			
541.345 · Security	149.20	550.00	-400.80	27.1%
541.360 · Miscellaneous	0.00	0.00	0.00	0.0%
541.430 · Electric	609.90	541.66	68.24	112.6%
541.460 · Repairs & Maintenance	1,037.06	408.33	628.73	254.0%
541.461 · Repairs & Maint. (Pavement)	0.00	0.00	0.00	0.0%
541.462 · Landscape Maintenance	3,166.25	3,016.67	149.58	105.0%
541.468 · Lake Maintenance	365.00	358.33	6.67	101.9%
541.630 · Emergency Reserves	0.00	357.50	-357.50	0.0%
541.640 · Capital Reserves	0.00	286.93	-286.93	0.0%
541.650 · Electrical Repairs	0.00	4,508.30	-4,508.30	0.0%
Total Expense	8,934.89	15,471.50	-6,536.61	57.8%
Net Income	-452.61	6,109.62	-6,562.23	-7.4%

02/16/16

Cypress Cove CDD General Fund
Profit & Loss Budget vs. Actual
 October 2015 through January 2016

	Dec 15	Budget	\$ Over Budget	% of Budget
Income				
363.831 · Collections Fees/Discounts	0.00	-860.50	860.50	0.0%
361.100 · Interest Income	0.00	12.50	-12.50	0.0%
363.100 · Maintenance Assessments	224,834.62	16,388.18	208,446.44	1,371.9%
363.101 · Debt Service Assessments	0.00	6,040.94	-6,040.94	0.0%
Total Income	224,834.62	21,581.12	203,253.50	1,041.8%
Expense				
513.315 · Attorneys Fees	0.00	500.00	-500.00	0.0%
513.316 · Assessment Roll	0.00	0.00	0.00	0.0%
513.317 · Property Appraiser	0.00	250.00	-250.00	0.0%
513.322 · Audit Fees	0.00	375.00	-375.00	0.0%
513.323 · Trustee Fees	0.00	225.00	-225.00	0.0%
513.340 · Management Fees	1,125.00	1,125.00	0.00	100.0%
513.410 · Telephone	125.66	150.00	-24.34	83.8%
513.420 · Postage	0.00	4.16	-4.16	0.0%
513.425 · Printing & Binding	51.13	0.00	51.13	100.0%
513.440 · Rentals & Leases	0.00	0.00	0.00	0.0%
513.450 · Insurance	472.09	500.00	-27.91	94.4%
513.480 · Legal Advertising	0.00	125.00	-125.00	0.0%
513.490 · Other Current Charges	246.08	83.33	162.75	295.3%
513.510 · Office Supplies	0.00	0.00	0.00	0.0%
513.540 · Dues Licenses & Subscriptions	0.00	22.92	-22.92	0.0%
513.640 · Capital Outlay	0.00	2,083.37	-2,083.37	0.0%
513.710 · Principal Note	0.00			
513.720 · Interest - Note	0.00			
541.345 · Security	670.00	550.00	120.00	121.8%
541.360 · Miscellaneous	0.00	0.00	0.00	0.0%
541.430 · Electric	838.89	541.66	297.23	154.9%
541.460 · Repairs & Maintenance	396.76	408.33	-11.57	97.2%
541.461 · Repairs & Maint. (Pavement)	0.00	0.00	0.00	0.0%
541.462 · Landscape Maintenance	2,916.25	3,016.67	-100.42	96.7%
541.468 · Lake Maintenance	365.00	358.33	6.67	101.9%
541.630 · Emergency Reserves	0.00	357.50	-357.50	0.0%
541.640 · Capital Reserves	0.00	286.93	-286.93	0.0%
541.650 · Electrical Repairs	0.00	4,508.34	-4,508.34	0.0%
Total Expense	7,206.86	15,471.54	-8,264.68	46.6%
Net Income	217,627.76	6,109.58	211,518.18	3,562.1%

02/16/16

Cypress Cove CDD General Fund
Profit & Loss Budget vs. Actual
 October 2015 through January 2016

	Jan 16	Budget	\$ Over Budget	% of Budget
Income				
363.831 · Collections Fees/Discounts	0.00	-860.50	860.50	0.0%
361.100 · Interest Income	18.23	12.50	5.73	145.8%
363.100 · Maintenance Assessments	0.00	16,388.18	-16,388.18	0.0%
363.101 · Debt Service Assessments	0.00	6,040.94	-6,040.94	0.0%
Total Income	18.23	21,581.12	-21,562.89	0.1%
Expense				
513.315 · Attorneys Fees	0.00	500.00	-500.00	0.0%
513.316 · Assessment Roll	0.00	0.00	0.00	0.0%
513.317 · Property Appraiser	0.00	250.00	-250.00	0.0%
513.322 · Audit Fees	0.00	375.00	-375.00	0.0%
513.323 · Trustee Fees	0.00	225.00	-225.00	0.0%
513.340 · Management Fees	1,125.00	1,125.00	0.00	100.0%
513.410 · Telephone	136.07	150.00	-13.93	90.7%
513.420 · Postage	0.00	4.16	-4.16	0.0%
513.425 · Printing & Binding	0.00	0.00	0.00	0.0%
513.440 · Rentals & Leases	0.00	0.00	0.00	0.0%
513.450 · Insurance	472.09	500.00	-27.91	94.4%
513.480 · Legal Advertising	0.00	125.00	-125.00	0.0%
513.490 · Other Current Charges	250.94	83.33	167.61	301.1%
513.510 · Office Supplies	0.00	0.00	0.00	0.0%
513.540 · Dues Licenses & Subscriptions	0.00	22.92	-22.92	0.0%
513.640 · Capital Outlay	0.00	2,083.37	-2,083.37	0.0%
513.710 · Principal Note	0.00	0.00	0.00	0.0%
513.720 · Interest - Note	0.00	0.00	0.00	0.0%
541.345 · Security	794.47	550.00	244.47	144.4%
541.360 · Miscellaneous	0.00	0.00	0.00	0.0%
541.430 · Electric	0.00	541.66	-541.66	0.0%
541.460 · Repairs & Maintenance	396.76	408.33	-11.57	97.2%
541.461 · Repairs & Maint. (Pavement)	309.52	0.00	309.52	100.0%
541.462 · Landscape Maintenance	2,991.25	3,016.67	-25.42	99.2%
541.468 · Lake Maintenance	0.00	358.33	-358.33	0.0%
541.630 · Emergency Reserves	0.00	357.50	-357.50	0.0%
541.640 · Capital Reserves	0.00	286.93	-286.93	0.0%
541.650 · Electrical Repairs	0.00	4,508.34	-4,508.34	0.0%
Total Expense	6,476.10	15,471.54	-8,995.44	41.9%
Net Income	-6,457.87	6,109.58	-12,567.45	-105.7%

02/16/16

Cypress Cove CDD General Fund
Profit & Loss Budget vs. Actual
 October 2015 through January 2016

	TOTAL			
	Oct '15 - Jan 16	Budget	\$ Over Budget	% of Budget
Income				
363.831 · Collections Fees/Discounts	0.00	-3,441.96	3,441.96	0.0%
361.100 · Interest Income	19.33	50.00	-30.67	38.7%
363.100 · Maintenance Assessments	233,316.90	65,552.72	167,764.18	355.9%
363.101 · Debt Service Assessments	0.00	24,163.32	-24,163.32	0.0%
Total Income	233,336.23	86,324.08	147,012.15	270.3%
Expense				
513.315 · Attorneys Fees	1,437.50	2,000.00	-562.50	71.9%
513.316 · Assessment Roll	0.00	0.00	0.00	0.0%
513.317 · Property Appraiser	400.00	1,000.00	-600.00	40.0%
513.322 · Audit Fees	0.00	1,500.00	-1,500.00	0.0%
513.323 · Trustee Fees	0.00	900.00	-900.00	0.0%
513.340 · Management Fees	4,500.00	4,500.00	0.00	100.0%
513.410 · Telephone	512.26	600.00	-87.74	85.4%
513.420 · Postage	20.10	16.72	3.38	120.2%
513.425 · Printing & Binding	147.43	0.00	147.43	100.0%
513.440 · Rentals & Leases	0.00	0.00	0.00	0.0%
513.450 · Insurance	1,888.36	2,000.00	-111.64	94.4%
513.480 · Legal Advertising	2,410.40	500.00	1,910.40	482.1%
513.490 · Other Current Charges	985.08	333.36	651.72	295.5%
513.510 · Office Supplies	0.00	0.00	0.00	0.0%
513.540 · Dues Licenses & Subscriptions	0.00	91.64	-91.64	0.0%
513.640 · Capital Outlay	0.00	8,333.04	-8,333.04	0.0%
513.710 · Principal Note	0.00	0.00	0.00	0.0%
513.720 · Interest - Note	0.00	0.00	0.00	0.0%
541.345 · Security	1,931.67	2,200.00	-268.33	87.8%
541.360 · Miscellaneous	0.00	0.00	0.00	0.0%
541.430 · Electric	1,836.97	2,166.64	-329.67	84.8%
541.460 · Repairs & Maintenance	2,681.79	1,633.36	1,048.43	164.2%
541.461 · Repairs & Maint. (Pavement)	309.52	0.00	309.52	100.0%
541.462 · Landscape Maintenance	10,917.75	12,066.64	-1,148.89	90.5%
541.468 · Lake Maintenance	1,095.00	1,433.36	-338.36	76.4%
541.630 · Emergency Reserves	0.00	1,430.00	-1,430.00	0.0%
541.640 · Capital Reserves	0.00	1,147.72	-1,147.72	0.0%
541.650 · Electrical Repairs	0.00	18,033.28	-18,033.28	0.0%
Total Expense	31,073.83	61,885.76	-30,811.93	50.2%
Net Income	202,262.40	24,438.32	177,824.08	827.6%

Cypress Cove CDD General Fund

Check Detail

January 2016

02/16/16

Type	Num	Date	Name	Item	Account	Paid Amount
Check		01/11/16			101.100 · Cypress...	
					513.490 · Other C...	-120.14
TOTAL						-120.14
Check	ACh	01/21/16	ATT		101.100 · Cypress...	
					513.410 · Telepho...	-136.07
TOTAL						-136.07
Check	ACH	01/04/16	Tyco		101.100 · Cypress...	
					541.460 · Repairs...	-396.76
TOTAL						-396.76
Check	ACH	01/20/16	Comcast		101.100 · Cypress...	
					513.490 · Other C...	-130.80
TOTAL						-130.80
Bill Pmt -Check	ACH	01/26/16	FPL		101.100 · Cypress...	
Bill	8337...	12/22/15			541.430 · Electric	-91.67
Bill	7501...	12/30/15			541.430 · Electric	-335.64
TOTAL						-427.31
Bill Pmt -Check	2670	01/18/16	ASAP Gates Plus ...		101.100 · Cypress...	
Bill	2010...	09/28/15			541.461 · Repairs...	-80.00
Bill	2010...	01/12/16			541.461 · Repairs...	-309.52
Bill	2010...	10/30/15			541.345 · Security	-318.00
Bill	2010...	11/23/15			541.345 · Security	-80.00
Bill	2010...	12/01/15			541.345 · Security	-350.00
TOTAL						-1,137.52
Bill Pmt -Check	2671	01/18/16	Billing, Cochran, L...		101.100 · Cypress...	
Bill	1295...	10/31/15			513.315 · Attorne...	-315.00
TOTAL						-315.00
Bill Pmt -Check	2672	01/18/16	Mainguy Landsc...		101.100 · Cypress...	
Bill	19162	11/13/15			541.462 · Landsc...	-150.00
Bill	19161	11/13/15			541.462 · Landsc...	-100.00
Bill	19146	11/23/15			541.462 · Landsc...	-2,916.25
Bill	19173	12/01/15			541.462 · Landsc...	-2,916.25
Bill	19243	01/01/16			541.462 · Landsc...	-2,916.25
TOTAL						-8,998.75

Cypress Cove CDD General Fund
Check Detail
 January 2016

02/16/16

Type	Num	Date	Name	Item	Account	Paid Amount
Bill Pmt -Check	2673	01/18/16	Minuteman Press		101.100 · Cypress...	
Bill	52923	11/21/15			513.425 · Printing ...	-96.30
TOTAL						-96.30
Bill Pmt -Check	2674	01/18/16	Ortiz Construction		101.100 · Cypress...	
Bill	25740	11/19/15			541.460 · Repairs...	-640.30
TOTAL						-640.30
Bill Pmt -Check	2675	01/18/16	Pomeroy Electric		101.100 · Cypress...	
Bill	0304...	11/23/15			541.430 · Electric	-203.50
TOTAL						-203.50
Bill Pmt -Check	2676	01/18/16	Southern Weed C...		101.100 · Cypress...	
Bill	0317...	03/17/15			541.468 · Lake M...	-365.00
Bill	1116...	11/16/15			541.468 · Lake M...	-365.00
TOTAL						-730.00
Bill Pmt -Check	2677	01/18/16	The Green Experts		101.100 · Cypress...	
Bill	2397...	03/31/15			541.462 · Landsc...	-145.40
TOTAL						-145.40
Bill Pmt -Check	2678	01/18/16	Vesta Property Se...		101.100 · Cypress...	
Bill	1267...	12/01/15			513.340 · Manage...	-1,125.00
Bill	1267...	01/01/16			513.340 · Manage...	-1,125.00
TOTAL						-2,250.00
Bill Pmt -Check	2679	01/19/16	Billing, Cochran, L...		101.100 · Cypress...	
Bill	1304...	11/30/15			513.315 · Attorne...	-1,122.50
TOTAL						-1,122.50
Bill Pmt -Check	2680	01/19/16	Southern Weed C...		101.100 · Cypress...	
Bill	1016...	10/16/15			541.468 · Lake M...	-365.00
Bill	1215...	12/15/15			541.468 · Lake M...	-365.00
TOTAL						-730.00
Bill Pmt -Check	2681	01/19/16	Vesta Property Se...		101.100 · Cypress...	
Bill	1267...	12/31/15			513.425 · Printing ...	-51.13
TOTAL						-51.13

Cypress Cove CDD General Fund

Check Detail

January 2016

02/16/16

Type	Num	Date	Name	Item	Account	Paid Amount
Bill Pmt -Check	2682	01/26/16	ASAP Gates Plus ...		101.100 · Cypress...	
Bill	2010...	12/22/15			541.345 · Security	-240.00
Bill	2010...	12/22/15			541.345 · Security	-80.00
Bill	2010...	01/19/16			541.345 · Security	-148.40
Bill	2010...	01/22/16			541.345 · Security	-646.07
TOTAL						-1,114.47
Bill Pmt -Check	2683	01/26/16	Jason Brooks		101.100 · Cypress...	
Bill	10738	01/19/16			541.462 · Landsc...	-75.00
TOTAL						-75.00
Bill Pmt -Check	2684	01/26/16	Mainguy Landsc...		101.100 · Cypress...	
Bill	19295	02/01/16			541.462 · Landsc...	-2,916.25
TOTAL						-2,916.25

02/16/16

Cypress Cove CDD General Fund Reconciliation Summary

101.100 · Cypress Cove CDD - Wells Fargo, Period Ending 01/31/16

	<u>Jan 31, 16</u>
Beginning Balance	233,296.78
Cleared Transactions	
Checks and Payments - 18 items	-18,354.38
Deposits and Credits - 1 item	18.23
Total Cleared Transactions	<u>-18,336.15</u>
Cleared Balance	<u>214,960.63</u>
Uncleared Transactions	
Checks and Payments - 5 items	<u>-4,410.72</u>
Total Uncleared Transactions	<u>-4,410.72</u>
Register Balance as of 01/31/16	<u>210,549.91</u>
Ending Balance	<u>210,549.91</u>

Cypress Cove CDD General Fund
Reconciliation Detail

02/16/16

101.100 · Cypress Cove CDD - Wells Fargo, Period Ending 01/31/16

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						233,296.78
Cleared Transactions						
Checks and Payments - 18 items						
Bill Pmt -Check	11/11/15	2666	The Green Experts	X	-722.90	-722.90
Check	01/04/16	ACH	Tyco	X	-396.76	-1,119.66
Check	01/11/16			X	-120.14	-1,239.80
Bill Pmt -Check	01/18/16	2672	Mainguy Landsc...	X	-8,998.75	-10,238.55
Bill Pmt -Check	01/18/16	2678	Vesta Property Se...	X	-2,250.00	-12,488.55
Bill Pmt -Check	01/18/16	2670	ASAP Gates Plus ...	X	-1,137.52	-13,626.07
Bill Pmt -Check	01/18/16	2676	Southern Weed C...	X	-730.00	-14,356.07
Bill Pmt -Check	01/18/16	2674	Ortiz Construction	X	-640.30	-14,996.37
Bill Pmt -Check	01/18/16	2671	Billing, Cochran, L...	X	-315.00	-15,311.37
Bill Pmt -Check	01/18/16	2675	Pomeroy Electric	X	-203.50	-15,514.87
Bill Pmt -Check	01/18/16	2677	The Green Experts	X	-145.40	-15,660.27
Bill Pmt -Check	01/18/16	2673	Minuteman Press	X	-96.30	-15,756.57
Bill Pmt -Check	01/19/16	2679	Billing, Cochran, L...	X	-1,122.50	-16,879.07
Bill Pmt -Check	01/19/16	2680	Southern Weed C...	X	-730.00	-17,609.07
Bill Pmt -Check	01/19/16	2681	Vesta Property Se...	X	-51.13	-17,660.20
Check	01/20/16	ACH	Comcast	X	-130.80	-17,791.00
Check	01/21/16	ACH	ATT	X	-136.07	-17,927.07
Bill Pmt -Check	01/26/16	ACH	FPL	X	-427.31	-18,354.38
Total Checks and Payments					-18,354.38	-18,354.38
Deposits and Credits - 1 item						
Deposit	01/25/16			X	18.23	18.23
Total Deposits and Credits					18.23	18.23
Total Cleared Transactions					-18,336.15	-18,336.15
Cleared Balance					-18,336.15	214,960.63
Uncleared Transactions						
Checks and Payments - 5 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	01/26/16	2684	Mainguy Landsc...		-2,916.25	-3,221.25
Bill Pmt -Check	01/26/16	2682	ASAP Gates Plus ...		-1,114.47	-4,335.72
Bill Pmt -Check	01/26/16	2683	Jason Brooks		-75.00	-4,410.72
Total Checks and Payments					-4,410.72	-4,410.72
Total Uncleared Transactions					-4,410.72	-4,410.72
Register Balance as of 01/31/16					-22,746.87	210,549.91
Ending Balance					-22,746.87	210,549.91