



**CYPRESS GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 20, 2026
8:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.cypressgrovecdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
8756 Boynton Beach Boulevard, Suite 2100
Boynton Beach, FL 33472
REGULAR BOARD MEETING
April 20, 2026
8:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Member
- D. Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. February 17, 2026 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
- L. Administrative Matters
 - 1. Engineer Report
 - 2. Operations Manager Report
 - 3. Managers' Report
 - a. Financial Status.....Page 11
- M. Board Member Comments
- N. Adjourn

LOCALiQ

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Northwest Florida Daily News

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AFFIDAVIT OF PUBLICATION

Laura Archer
Cypress Grove Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/10/2025
WPB palmbeachpost.com 10/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

My commission expires

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CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Grove Community Development District will hold Regular Meetings for Fiscal Year 2025/2026 at 8:00 a.m. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472, on:

- October 20, 2025
- November 17, 2025
- December 15, 2025
- January 19, 2026
- February 16, 2026
- March 16, 2026
- April 20, 2026
- May 18, 2026
- June 15, 2026
- July 20, 2026
- August 17, 2026
- September 21, 2026

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained on the District's website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**CYPRESS GROVE COMMUNITY
DEVELOPMENT DISTRICT**
www.cypressgrovecdd.org
10/10/25 #11732333



CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
MINUTES

Date: February 17, 2026
8:00 A.M.

Held at
8756 Boynton Beach Boulevard, Suite 2100
Boynton Beach, Florida 33472

1. **Roll Call**

The meeting was called to order by Chair Walsey at 8:00 A.M.

The Secretary then called the roll and noted that the following Supervisors were present:

In Attendance:

Board Members: Charles Walsey, Larry Portnoy, Rick Elsner, and Pam Duhaney.
District Engineer: Alan Wertepny
District Manager: Michael McElligott (via Microsoft Teams)
Operations Manager: Robert Poyner, RLP Property Services, Inc.

2. **Approval of Agenda**

After a motion by Supervisor Portnoy, and second by Supervisor Elsner, the Board unanimously approved the agenda.

3. **Approval of Minutes**

After a motion by Supervisor Duhaney and second by Supervisor Portnoy, the minutes of the Board meeting of January 19, 2026, were unanimously approved.

4. **Engineer's Report**

The District Engineer Alan Wertepny distributed his written report (copy attached). Mr. Wertepny informed the Board of Lake Okeechobee water levels, and that they are releasing water to the west and south. He updated the Board on the County 5-year road program. He also stated that there are no new updates on the on SR 7, but that the County was planning to hold workshops on the future of the project. Mr. Wertepny also stated that Mr. Poyner is getting him numbers for the SFWMD reporting. He also stated that he still has not heard anything for the Pontana permit.

5. **Operations Manager's Report**

The Operations Manager Bobby Poyner distributed his written report (copy attached). He went over how some of the farmers faired and their plant loss with the recent freeze. He went over some current water levels. He also stated that they did some spraying and some mowing. Mr. Poyner stated that they did use some fuel this past month and will be ordering more soon. Mr. Poyner updated the Board that the pump engine has been sent to John Deere for repairs. Still waiting to hear back from them on status. There was discussion about purchasing a new engine if this one cannot be fixed. After some discussion, there was a **motion** to authorize a not to exceed amount of \$40,000.00 to purchase the new engine, subject to final approval by Supervisor Portnoy prior to purchase. The **motion** passed **4-0**. Mr. Poyner also updated the Board on some other repairs in the District. He also stated that he had received final approval from SFWMD on the new pipes.

6. **Manager's Report**

a. **Financial Status**

Mr. McElligott stated that the financial reports were sent to Mr. Portnoy. There was no action needed.

b. Other Items

There was a discussion regarding the unfortunate passing of Supervisor Fogarty. As a result, Mr. McElligott explained that it would be necessary for the Board to declare his seat vacant so that the Board can appoint someone to fill that seat. Mr. McElligott was able to find a newspaper article about the car accident that will suffice a backup for declaring the seat vacant. There was a **motion** by Supervisor Elsner, with a second from Supervisor Portnoy, to declare Supervisor Fogarty's seat vacant, and appoint Cristopher Masters to the vacant seat. The **motion** passed **4-0**.

Mr. McElligott explained that since Mr. Masters was not at the meeting currently, he will send Supervisor Duhaney a blank Oath of Office form that they can fill out and notarize after the meeting, and then when Mr. Masters comes to the next meeting we will officially seat him.

7. Comments by Supervisors

There were no additional comments by Supervisors.

8. Comments by Public

There were no members of the public present.

9. Announcement of Next Meeting Date

There was discussion regarding the need to skip the March meeting for lack of quorum. The Chair announced the next meeting would occur on April 20th, 2026, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

10. Adjournment

Upon motion by Supervisor Portnoy, seconded by Supervisor Elsner, the meeting was adjourned at 8:29 A.M.

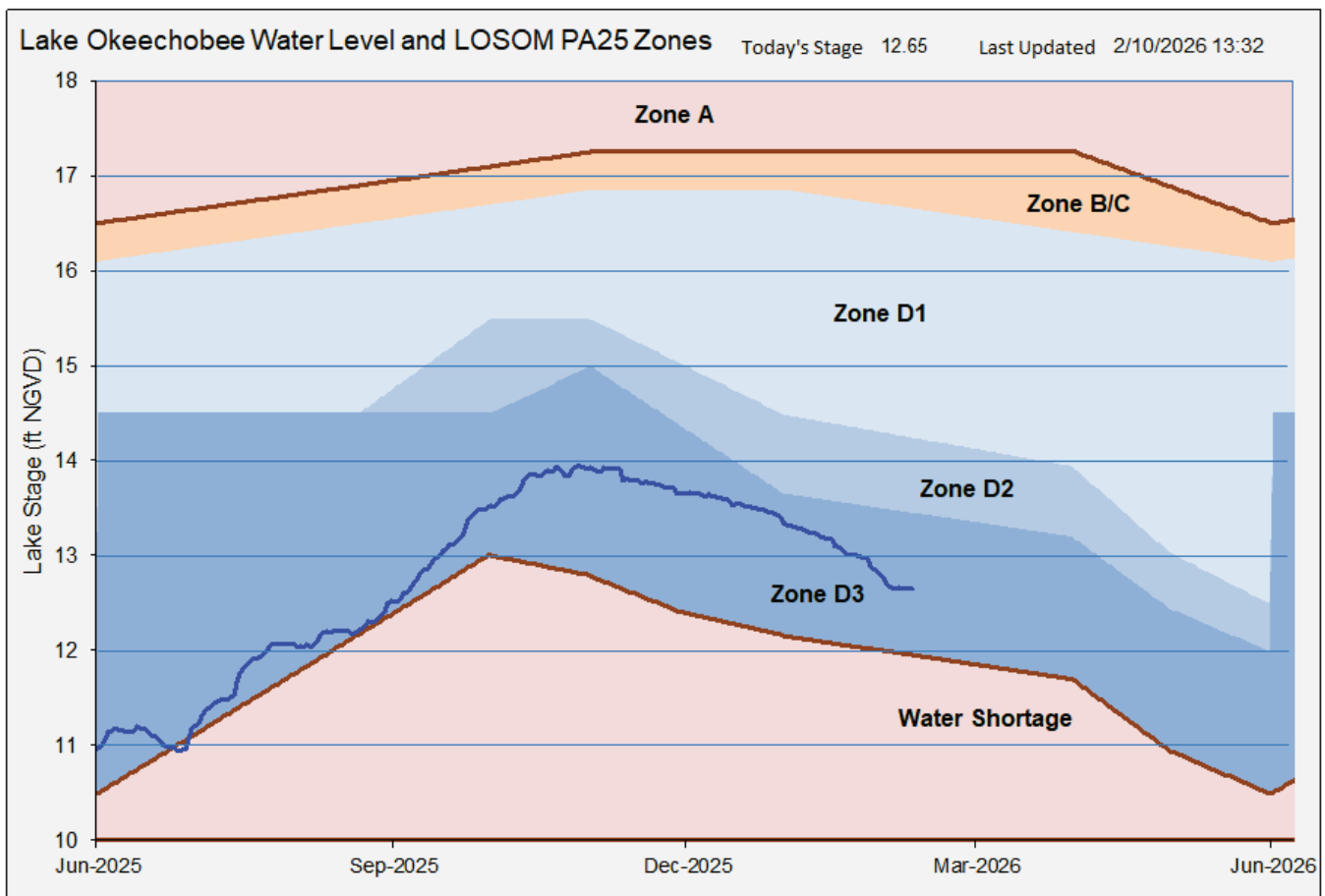
Charles C. Walsey, Chair

Pamela Duhaney, Secretary

Cypress Grove Community Development District
Engineer's Report for
February 17, 2026

Current Lake Okeechobee Water Levels

On February 10, 2026, Lake level was at an elevation of 12.65 feet NGVD. The Lake Okeechobee water level is approximately 0.7 feet above the Water Shortage Zone. Reported Lake releases are west into the Caloosahatchee River and south into the Hillsboro/north New River, West Palm Beach Canal, Miami and L-8 Canal. The L-8 Canal stage at West Palm Beach M Canal was at an elevation of 11.1 feet NGVD.



Loxahatchee River CERP Restoration Project (No updates since January 2026)

Update on Construction Schedule for LRWR Project's C-18W Impoundment

Reservoir and associated canal improvements delayed a year due to design revisions

Construction of the canal connecting ITID to PBC lands (C-101W/L-101W) could begin in 2028 pending SFWMD leadership approval

Construction of the impoundment will likely begin in mid-2029

Potential Connection from L-8 Canal to West Leg of C-18 Canal and ITID Improvements (No updates since January 2026)

On December 18, 2025, Paul Linton (PBC Water Resources Manager) provide a presentation to the PBC Water Resources Tack Force on The L-8 Basin and ITID improvements needed to convey water from the L-8 canal to the West Leg of the C-18 Canal. Attached is a copy of the presentation. Take-a-ways included:

1. L-8 Water supply issues
 - a. Conveyance capacity of the L-8 Canal.
 - b. Water quality of Lake Okeechobee varies considerably with suspended solids and algae impacting CWPB WTP.
 - c. Chloride contents rise during low water conditions, reaching levels that exceed the drinking water standard.
 - d. With ITID discharging almost all their runoff to tide less water is available for CWPB and Lake Okeechobee.
2. ITID Drainage Limitations and Potential Improvements
 - a. 0.43 inches per day (L-8 and C-51)
 - b. 1.2 inches per day for two days with 640-acre impoundment
 - c. 0.78 inches per day with C-51 Reservoir Phase 2
3. Potential Water Route from L-8 Basin to Northwest Fork of the Loxahatchee River (NWFLR) through the West Leg of the C-18 Canal.
 - a. The C-101W/L-101W will be located along the west side of Seminole Pratt & Whitney Road and connect the C-18 Reservoir to ITID M-0 Canal where it could be connected to PBC drainage system and then to Flow Way 2.
 - b. The CWPB route would use the CWPB existing pump stations and ITID N/S canal west of Seminole Pratt to the ITID M-0 Canal or east through Flow Way 1.

County Five-Year Road Program -Fiscal Year

The Palm Beach County Five Year Roadway Program has nine roadway planned improvement projects for four roads within the vicinity of our District. Below is a list of the nine segments of roadway improvements for these four roads.

Seminole Pratt Whitney Road

- (1) Orange Blvd to south of Northlake Blvd widening from 2 to 4 lanes (1.8 miles) construction is underway.**
- (2) Northlake Blvd. intersection improvements construction is underway.**

Northlake Boulevard

- (1) Seminole Pratt Whitney Road east to Hall Blvd widening from 2 to 4 lanes (1 mile) awarded 5/6/25 for construction cost of \$11.96 million.**
- (2) Hall Blvd. to Coconut widening from 2 to 4/6 lanes (2.4 miles) at an estimated design and construction cost of \$12.4 million in FY 2025**

60th Street North

- (1) Seminole Pratt Whitney Road to 140th Street Avenue North. An estimated cost of \$39.5 million for construction of 2.7 miles of a 4-lane road in FY 2029**
- (2) 60th Street North from 140th Street Avenue North to East of 120th Avenue North. The construction cost is estimated to be \$23 million for 2.0 miles of a five-lane road in FY 2028**
- (3) 60th Street North from East of 120th Avenue North to SR 7. The design cost is estimated to be \$1.5 million for 0.9 miles of a five-lane road in FY 2027.**

Coconut Blvd.

- (1) Northlake Blvd./ Coconut Blvd. intersection to Ext/Beeline Hwy.(2.9mi.,4L) Construction is underway with possible completion by end of 2026.**
- (2) S. of 78th Place North to S. of Northlake Blvd. 1.3 mi., 5 L. Design is underway, and construction is estimated at \$10 million in FY 2028**

.SR 7 Extension from Okeechobee BLVD to Northlake Blvd (No updates since August 2025)

Attorneys for the City of West Palm Beach asked Florida's 4th District Court of Appeal on July 30 to rescind the permit issued by the South Florida Water Management District. The attorneys argued that the district gave the project special treatment by allowing the state agency in charge of it to apply for the permit without a special form showing that FDOT could afford to build and maintain the road.

Florida's environmental regulations did not require that form until June 28, 2024. The state administrative law judge noted in her May 2025 ruling on the 2023 ERP permit application that the City of West Palm Beach, the SFWMD and FDOT agreed to the state rules that were in place before the June 2024 regulations.

The city's appeal of the permit granted by the South Florida Water Management District will go before a three-judge panel of the 4th District Court of Appeal.

SFWMD Final Propose Rule 40E-7.7 F.A.C. to Address Ongoing Operations and Maintenance Concerns Resulting from Aquatic Vegetation and Debris that Enters District's Central and Southern Florida Control Project (No Update since November 2025)

On September 11, 2025, the District's Governing Board granted approval to publish the Notice of Proposed Rule and Adopt Rules 40E-7.700, 40E7.701, and 40E-7.702, F.A.C., for the purpose of requiring owners and/or operators of water management systems that directly connect to and make use of the Central & Southern Florida Flood Control Project (C&SF) system or other Works of the District to take action to address ongoing operations and maintenance concerns resulting from aquatic vegetation, trash, and other debris that enters the C&SF system. The rulemaking process will involve a series of public workshops over the next several months. Following its adoption the rule will become effective within 180 days.

Pursuant to discussions at the October CGCDD Board meeting, the Board requested that the Engineer draft a letter to the CGCDD landowners requiring submittal of a Management Plan (Best Management Practices) to reduce the discharge of aquatic vegetation and debris from entering the CGCDD canal system. The draft letter is attached for review, comments and discussion.

SFWMD Water Use Permit

SFWMD quarterly water use report for CGCDD pumping (November 2025-January 2026) is due.

-

Pontano- Irrigation and Drainage Connection Permit (No updates since October 2025)

On September 29, 2025 we received a permit application from Pontano requesting a water use permit and drainage connection permit serving approximately 110 acres, 70 acres of Pontano parcels and leasing 20 Acres from Steinman and 20 acres from Ramu. All Pontano parcels and Steinman parcel have water use permits issued by Cypress Grove CDD. Only the Ramu parcel needs a water use permit and a water use agreement.

CGCDD permit fees have been divided into two permits (Water Use and Drainage). Pontano has provided a check for the water use/irrigation application. Construction of the intake/discharge pump facility into the CGCDD canal is completed.

Cypress Grove Community Development District

Operations Report

2/17/26

- On February 16, 2026 the offsite L-8 Canal elevation at the North Pump was 11.7 and the onsite elevation was 17.6 The South Pump offsite elevation was 11.7 and the onsite elevation was 17.6 Lake Okeechobee water level is 12.56 January level was at 13.10
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 4 th Qtr pump reports due to Alan.
- Side Mowing ongoing.
- Pontano pump permit section 29.
- Fuel tank inspection. We had 7001 gal of fuel delivered on 11/3/25 and have used 6800 gal since delivery.
- Capital Improvement Projects and estimated cost.
 1. Rebuild or Replace power units North Pumps. (New \$29,000.00 to \$31,000.00 Each)
 2. Remove brush west canal bank section 29. Estimate (\$15,000.00)
 3. Rip Rap reshape canal banks N/S pump stations. (South \$10,000.00) (North \$15,000.00)
 4. Marie Ct. Clear & reshape canal banks. (Approx 1 mile) THIS MAY BECOME GL PROJECT
 5. Long reach summer Maintenance (\$20,000.00)
 6. Reshape canal banks section 28. (\$21,000.00)
 7. Reshape & Remove Rock through CDD Canal Banks. (Rock Removal Only \$4000.00)
 8. North Pump Engine Repair (\$4,500.00)
 - 9.
 - 10.
 - 11.
 12. Future project estimated 5 years. Replace 3 – 72-inch X 60 Ft Pipe & Risers.

Future projects clean both sides of district canal banks.

- North & South 72" pipes & risers will need to be replaced. Structures are failing due to rust.
-
- Pump Repairs made to the south pump at the north station. Bearings & Gear Head Replaced.
-
- Concrete plug installed at south pump station. Single 72" still in operation.
- SFWMD rip rap request south outfall. (Completed) Waiting for SFWMD inspection. (COMPLETE)
- SFWMD spray north canal vegetation west of north pump station. (IN PROGRESS)
-
-
-
- Pump engine repairs by Everglades Farm Equipment. (North Engine) Diagnostics to be performed prior to estimating cost. New purchase options to be discussed.
-
- Projects to complete. (Repair canal bank east canal 21&22
-
- Water boom quote sent out. (GEI Works)
-
-

Cypress Grove Community Development District

Profit & Loss

October 2025 through March 2026

	<u>Oct '25 - Mar 26</u>
Ordinary Income/Expense	
Income	
01-3100 · O&M Assessments	611,373.58
01-3830 · Assessment Fees	-6,989.18
01-3831 · Assessment Discounts	-24,454.97
01-9400 · Miscellaneous Revenue	2,300.00
01-9401 · County Park Assessment	7,089.77
01-9410 · Interest Income (GF)	2,083.92
Total Income	<u>591,403.12</u>
Expense	
01-1310 · Engineering	10,270.00
01-1311 · Management Fees	12,000.00
01-1315 · Legal Fees	320.00
01-1450 · Insurance	7,227.00
01-1480 · Legal Advertisements	1,197.65
01-1513 · Postage and Delivery	30.34
01-1514 · Office Supplies	8.70
01-1540 · Dues, License & Subscriptions	175.00
01-1803 · Aquatic Plant Control	34,269.50
01-1804 · Pump Operations & Maintenance	105,402.55
01-1805 · Canal Maintenance	23,940.00
01-1806 · Road Grading	8,727.50
01-1807 · Fuel	20,372.91
01-1816 · Pipe Slip Lining / N Pump	25,587.23
01-3000 · Capital Outlay	73,568.97
01-3001 · Interest on Line of Credit	2,761.10
Total Expense	<u>325,858.45</u>
Net Ordinary Income	265,544.67
Other Income/Expense	
Other Income	
01-3101 · Line of Credit Proceeds	175,788.72
Total Other Income	<u>175,788.72</u>
Net Other Income	175,788.72
Net Income	<u><u>441,333.39</u></u>

Cypress Grove Community Development District
Profit & Loss Detail

October 2025 through March 2026

12:58 PM
04/13/26

Accrual Basis

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Ordinary Income/Expense							
Income							
01-3100 - O&M Assessments							
Deposit	12/03/2025		Palm Beach County Tax Collector	O&M Assessments		482,225.06	482,225.06
Deposit	12/05/2025		Palm Beach County Tax Collector	O&M Assessments		121,473.44	603,698.50
Deposit	12/10/2025		Palm Beach County Tax Collector	O&M Assessments		7,675.08	611,373.58
Total 01-3100 - O&M Assessments					0.00	611,373.58	611,373.58
01-3830 - Assessment Fees							
Bill	10/01/2025	4900917250000000000	Palm Beach- Brl of County Commissioners	Cypress Grove C.D.D. N-ADV Property Data Prep - 2025: FY 25/26 - PBC (ISS Dept) Processing of N...	1,120.00		-1,120.00
Deposit	12/03/2025		Palm Beach County Tax Collector	Assessment Fees	4,629.36		-5,749.36
Deposit	12/05/2025		Palm Beach County Tax Collector	Assessment Fees	1,166.14		-6,915.50
Deposit	12/10/2025		Palm Beach County Tax Collector	Assessment Fees	73.68		-6,989.18
Total 01-3830 - Assessment Fees					6,989.18	0.00	-6,989.18
01-3831 - Assessment Discounts							
Deposit	12/03/2025		Palm Beach County Tax Collector	Assessment Discounts	19,289.02		-19,289.02
Deposit	12/05/2025		Palm Beach County Tax Collector	Assessment Discounts	4,658.94		-24,147.96
Deposit	12/10/2025		Palm Beach County Tax Collector	Assessment Discounts	307.01		-24,454.97
Total 01-3831 - Assessment Discounts					24,454.97	0.00	-24,454.97
01-9400 - Miscellaneous Revenue							
Deposit	11/26/2025	1328	R. Pontano Farms, LLC	Permit Fee		2,300.00	2,300.00
Total 01-9400 - Miscellaneous Revenue					0.00	2,300.00	2,300.00
01-9401 - County Park Assessment							
Invoice	02/19/2026	25-26-001	Palm Beach County Parks & Recreation Dep	Drainage Services for District Park "F", Samuel Friedland Park - Pursuant to the Drainage Agree...	0.00	7,089.77	7,089.77
Total 01-9401 - County Park Assessment					0.00	7,089.77	7,089.77
01-9410 - Interest Income (GF)							
Deposit	10/31/2025			Interest		236.75	236.75
Deposit	11/30/2025			Interest		266.99	503.74
Deposit	12/31/2025			Interest		1,580.18	2,083.92
Total 01-9410 - Interest Income (GF)					0.00	2,083.92	2,083.92
Total Income					31,444.15	622,847.27	591,403.12
Expense							
01-1310 - Engineering							
Bill	11/30/2025	5512063	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (TID) Professional Services through November 30, 2025	1,442.50		1,442.50
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 Pontano Drainage/ Irrigation Connect Permit	1,642.50		3,085.00
Bill	11/30/2025	5512066	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General Engineering Services for Fiscal Year 202...	3,495.00		6,580.00
Bill	12/31/2025	5600011	Mock Roos Associates Inc.	Professional Services through December 31, 2025 General Services 2024-2025/ Outfall Lining	462.50		7,042.50
Bill	12/31/2025	5600012	Mock Roos Associates Inc.	Professional Services through December 31, 2025 Pontano Drainage/ Irrigation Connect Permit	185.00		7,227.50
Bill	01/31/2026	5600013	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through December ...	5.00		7,232.50
Bill	01/31/2026	5602017	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (TID) Professional Services through January 31, 2025	77.00		7,309.50
Bill	01/31/2026	5602017	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through January 3...	1,030.00		8,339.50
Bill	02/28/2026	5603021	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through February ...	980.00		9,319.50
Total 01-1310 - Engineering					10,270.00	0.00	10,270.00
01-1311 - Management Fees							
Bill	10/06/2025	3674347	Kulak Rock	For Professional Legal Services Rendered Aug 2025	320.00		320.00
Bill	10/06/2025	3674347	Kulak Rock	Management Fee - October 2025	2,000.00		2,000.00
Bill	11/30/2025	2025-1483	Special District Services	Management Fee - Nov 2025	2,000.00		4,000.00
Bill	11/30/2025	2025-1605	Special District Services	Management Fee - Dec 2025	2,000.00		6,000.00
Bill	12/31/2025	2025-1749	Special District Services	Management Fee - Jan 2026	2,000.00		8,000.00
Bill	01/31/2026	2025-1882	Special District Services	Management fee - February 2026	2,000.00		10,000.00
Bill	02/28/2026	2025-2003	Special District Services	Management Fee - Mar 2026	2,000.00		12,000.00
Bill	03/31/2026	2026-2119	Special District Services		12,000.00	0.00	12,000.00
Total 01-1311 - Management Fees					12,000.00	0.00	12,000.00
01-1315 - Legal Fees							
Bill	10/06/2025	3674347	Kulak Rock	For Professional Legal Services Rendered Aug 2025	320.00		320.00
Total 01-1315 - Legal Fees					320.00	0.00	320.00
01-1450 - Insurance							
Bill	10/01/2025	22020380	Risk Management Associates Inc.	Invoice#22020380Policy #PK FL 1 0504962 25-23 10/01/2025-10/01/2026Preferred Governmental Insuran...	7,227.00		7,227.00
Total 01-1450 - Insurance					7,227.00	0.00	7,227.00
01-1480 - Legal Advertisements							
Bill	10/31/2025	0007406887	Gannett Florida LocalIQ	10/10/25 Fiscal Year 2025/2026 Meeting Schedule 10/21/25-10/28/25 Notice of Landowners Mtg & R...	779.59		779.59
Bill	12/15/2025	0007505907	Gannett Florida LocalIQ	NOTICE OF REG BOARD MTG- 12-15-25	209.03		988.62
Bill	02/06/2026	0007597907	Gannett Florida LocalIQ	Notice of Change of Date of Reg Board Mtg (from 02/16/26)	209.03		1,197.65
Total 01-1480 - Legal Advertisements					1,197.65	0.00	1,197.65
01-1513 - Postage and Delivery							
Bill	11/30/2025	2025-1605	Special District Services	Postage January 2026		17.02	-17.02
Bill	02/28/2026	2026-2003	Special District Services	Postage February 2026		0.74	-29.60
Bill	03/31/2026	2026-2119	Special District Services	Postage February 2026		0.74	-30.34
Total 01-1513 - Postage and Delivery					47.36	17.02	-30.34
01-1514 - Office Supplies							

**Cypress Grove Community Development District
Profit & Loss Detail**

October 2025 through March 2026

12:58 PM
04/13/26

Accrual Basis

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/31/2025	2025-1483	Special District Services		0.30		0.30
Bill	11/30/2025	2025-1605	Special District Services	copier charges September 2025	1.05		1.35
Bill	12/31/2025	2025-1749	Special District Services	copier charges Oct 2025	3.00		4.35
Bill	01/31/2026	2026-1882	Special District Services	copier charges Nov 2025	1.80		6.15
Bill	02/28/2026	2026-2003	Special District Services	Copier Charges - January 2026	1.20		7.35
Bill	03/31/2026	2026-2119	Special District Services	Copier Charges -February 2026	1.35		8.70
Total 01-1514 - Office Supplies							
01-1540 - Dues, License & Subscriptions							
Bill	10/01/2025	92025	Florida Commerce	inv#92025 FY 2025/2026 Special District Fee	175.00		175.00
Total 01-1540 - Dues, License & Subscriptions							
01-1803 - Aquatic Plant Control							
Bill	10/31/2025	268	R/L Property Services Inc	services thru 10/31/2025	7,011.50		7,011.50
Bill	11/30/2025	269	R/L Property Services Inc	services thru 11/30/2025	5,071.50		12,083.00
Bill	12/31/2025	270	R/L Property Services Inc	services thru 12/31/2025	10,132.50		22,215.50
Bill	01/31/2026	271	R/L Property Services Inc	services thru 01/31/2026	5,796.00		28,011.50
Bill	02/28/2026	272	R/L Property Services Inc	services thru 02/28/2026	6,238.00		34,249.50
Total 01-1803 - Aquatic Plant Control							
01-1804 - Pump Operations & Maintenance							
Bill	10/31/2025	268	R/L Property Services Inc	services thru 10/31/2025	16,880.83		16,880.83
Bill	11/30/2025	269	R/L Property Services Inc	services thru 11/30/2025	24,821.37		41,702.20
Bill	12/31/2025	270	R/L Property Services Inc	services thru 12/31/2025	19,478.52		61,180.72
Bill	01/31/2026	271	R/L Property Services Inc	services thru 01/31/2026	17,511.22		78,691.94
Bill	02/28/2026	272	R/L Property Services Inc	services thru 02/28/2026	26,710.61		105,402.55
Total 01-1804 - Pump Operations & Maintenance							
01-1805 - Canal Maintenance							
Bill	10/31/2025	268	R/L Property Services Inc	services thru 10/31/2025	9,405.00		9,405.00
Bill	11/30/2025	269	R/L Property Services Inc	services thru 11/30/2025	2,767.50		12,172.50
Bill	12/31/2025	270	R/L Property Services Inc	services thru 12/31/2025	1,710.00		13,882.50
Bill	01/31/2026	271	R/L Property Services Inc	services thru 01/31/2026	6,390.00		20,272.50
Bill	02/28/2026	272	R/L Property Services Inc	services thru 02/28/2026	3,667.50		23,940.00
Total 01-1805 - Canal Maintenance							
01-1806 - Road Grading							
Bill	10/31/2025	268	R/L Property Services Inc	services thru 10/31/2025	1,600.00		1,600.00
Bill	11/30/2025	269	R/L Property Services Inc	services thru 11/30/2025	1,580.00		3,180.00
Bill	12/31/2025	270	R/L Property Services Inc	services thru 12/31/2025	1,960.00		5,140.00
Bill	01/31/2026	271	R/L Property Services Inc	services thru 01/31/2026	1,600.00		6,740.00
Bill	02/28/2026	272	R/L Property Services Inc	services thru 02/28/2026	1,987.50		8,727.50
Total 01-1806 - Road Grading							
01-1807 - Fuel							
Bill	11/30/2025	269	R/L Property Services Inc	services thru 11/30/2025	20,372.91		20,372.91
Total 01-1807 - Fuel							
01-1816 - Pipe Slip Lining / N Pump							
Bill	10/14/2025	2025-3	R/L Property Services Inc		21,619.17		21,619.17
Bill	10/17/2025	33041	Tru-Flo Corporation	DRAINAGE - MAINTAIN CANAL LEVEL Remove Old North Pump & Install New Tru-30" diameter X 16 1/4" long pipe spool assembly with special flangeattached. Parts and labor.	965.00		22,584.17
Bill	11/30/2025	5512064	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General services 2024-2025/Outfall Lining	1,757.50		24,341.67
Bill	12/08/2025	33115	Tru-Flo Corporation	Service call to address front seal leak on gear-head S/N D702170, on Southpump. Found some axial...	1,060.56		25,402.23
Bill	01/31/2026	5602015	Mock Roos Associates Inc.	General services 2024-2025/ Outfall Lining Professional Services through January 31, 2026	185.00		25,587.23
Total 01-1816 - Pipe Slip Lining / N Pump							
01-3000 - Capital Outlay							
Credit Card Char...	10/24/2025			line of credit draw for Pipe Replacement	71,348.97		71,348.97
Credit Card Char...	12/17/2025			for Mock Roos inv# 5512064	73,106.47		144,455.44
Credit Card Char...	01/13/2026			line of credit draw for Pipe Replacement	462.50		144,917.94
Total 01-3000 - Capital Outlay							
01-3001 - Interest on Line of Credit							
Check	11/07/2025		Seacoast Bank	Line of Credit interest payment	2,761.10		147,679.04
Total 01-3001 - Interest on Line of Credit							
Total Expense							
Net Ordinary Income							
Other Income/Expense							
01-3101 - Line of Credit Proceeds							
Deposit	10/24/2025			transfer from line of credit	71,348.97		71,348.97
Deposit	12/17/2025			transfer from line of credit	1,757.50		73,106.47
Deposit	01/14/2026			transfer from line of credit	462.50		73,568.97
Deposit	01/20/2026			transfer from line of credit	102,219.75		175,788.72
Total 01-3101 - Line of Credit Proceeds							
Total Other Income							

Cypress Grove Community Development District
Profit & Loss Detail

October 2025 through March 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Net Other Income					0.00	175,788.72	175,788.72
Net Income					357,319.62	798,653.01	441,333.39

Cypress Grove Community Development District

Balance Sheet

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1010 · Seacoast Operating 1878	622,459.17
1072 · Bill.com Money Out Clearing	<u>-3,126.49</u>
Total Checking/Savings	<u>619,332.68</u>
Total Current Assets	619,332.68
Other Assets	
01-8121 · Accounts Receivable (A/R)	<u>11.48</u>
Total Other Assets	<u>11.48</u>
TOTAL ASSETS	<u>619,344.16</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	<u>37,499.21</u>
Total Accounts Payable	37,499.21
Credit Cards	
01-2791 · Seacoast Line of Credit	<u>293,465.88</u>
Total Credit Cards	<u>293,465.88</u>
Total Current Liabilities	<u>330,965.09</u>
Total Liabilities	330,965.09
Equity	
01-3891 · Fund Balance (9-30-22)	203,012.42
99-9999 · Retained Earnings	-355,966.74
Net Income	<u>441,333.39</u>
Total Equity	<u>288,379.07</u>
TOTAL LIABILITIES & EQUITY	<u>619,344.16</u>

Cypress Grove Community Development District
Transactions by Account

As of March 31, 2026

Table with columns: Type, Date, Num, Name, Memo, Debit, Credit, Balance. Includes sub-sections for 01-2020 - Accounts Payable and TOTAL.