



**CYPRESS GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MAY 18, 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
May 18, 2026
8:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 20, 2026 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 13
- I. Administrative Matters
 - 1. Engineer Report.....Page 19
 - 2. Operations Manager Report
 - 3. Managers’ Report
 - a. Financial Status.....Page 24
 - b. Other
- J. Board Member Comments
- K. Announce Next Board Meeting
- L. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

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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KONGMENG YANG
Notary Public
State of Wisconsin

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
REGULAR BOARD MEETING
APRIL 20, 2026

A. CALL TO ORDER

District Manager Michael McElligott called the April 20, 2026, Regular Board Meeting of the Cypress Grove Community Development District to order at 8:03 a.m. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 10, 2025, as legally required.

C. SEAT NEW BOARD MEMBER

Mr. McElligott reminded the Board that at the previous meeting the Board appointed Christopher Masters to the vacant seat. While he was not present at that meeting, he did get his Oath of Office administered and notarized prior to this meeting, so he can be sat and participate into today's meeting.

D. REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Mr. McElligott went over some Board Member duties and responsibilities with Supervisor Masters including, but not limited to, the Sunshine Law, Form 1 requirements, and annual ethics training.

E. ESTABLISH A QUORUM

Mr. McElligott determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

Board Members: Charles Walsey, Larry Portnoy, Rick Elsner, Pam Duhaney, and Christopher Masters

Staff in attendance were:

District Engineer: Alan Wertepny
District Manager: Michael McElligott (via Microsoft Teams)
Operations Manager: Robert Poyner, RLP Property Services, Inc

F. ELECTION OF OFFICERS

Mr. McElligott noted that since we have a new Board Member, it is appropriate to consider the slate of officers. The current slate is:

Chair: Charles Walsey
Vice Chair: Rick Elsner

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 20, 2026

Treasure: Larry Portnoy
Secretary : Pam Duhaney
Asst. Secretary: Michael McElligott
Asst. Treasure: Michael McElligott

There was a **motion** by Supervisor Elsner, with a second by Supervisor Portnoy, to keep the slate the same and adding Supervisor Masters as an Assistant Secretary. That **motion** passed **5-0**.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. February 17, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the February 17, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being none, a **motion** was made by Supervisor Duhaney, seconded by Supervisor Portnoy, and **passed 5-0** to approve the minutes of the February 17, 2026, Regular Board Meeting, as presented.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

There were no New Business items to come before the Board.

L. ADMINISTRATIVE MATTERS

1. 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 a minimal amount of water to the west and south. He stated that while the system is low, it is still operating normally. He stated that there are no new updates on the County 5-year road program. He also stated that there are no new updates on the SR 7, and that it is still in the appeals process. Mr. Wertepny also stated that SFWMD is reviewing the potential cost impacts of its new proposed vegetation rule, so for now there is nothing the Board

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 20, 2026

needs to do regarding that. Mr. Wertprny also updated the Board on the current SFWMD permit reporting.

2. Operations Manager Report

The Operations Manager Bobby Poyner distributed his written report (copy attached). He went over some current water levels. He also stated that they did some spraying and some mowing. Mr. Poyner stated that we last ordered fuel in February and we have been using it. Mr. Poyner updated the Board that the pump engine has was sent to John Deere for repairs has come back. A second engine has been sent to be checked to see if it can be repaired, or if it needs to be replaced. We are still waiting to hear back from on status of that second engine. Mr. Poyner also went over a communication we received regarding conditions on Lousie St. from Child Garden Academy Farm. Mr. Poyner did do a light grading on that road.

3. Manager's Report

a. Financial Report

Mr. McElligott pointed to the financial reports in the meeting book and asked if there were any questions. There was no action required from the Board for this item.

b. Other Items

Mr. McElligott had no other items at this time.

M. BOARD MEMBER COMMENTS

There were no Board Member Comments.

N. ANNOUNCEMENT OF NEXT MEETING DATE

The Chair announced that the next meeting would occur on May 18, 2026, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

O. ADJOURNMENT

Upon motion by Supervisor Elsner, seconded by Supervisor Portnoy, the meeting was adjourned at 8:32 A.M.

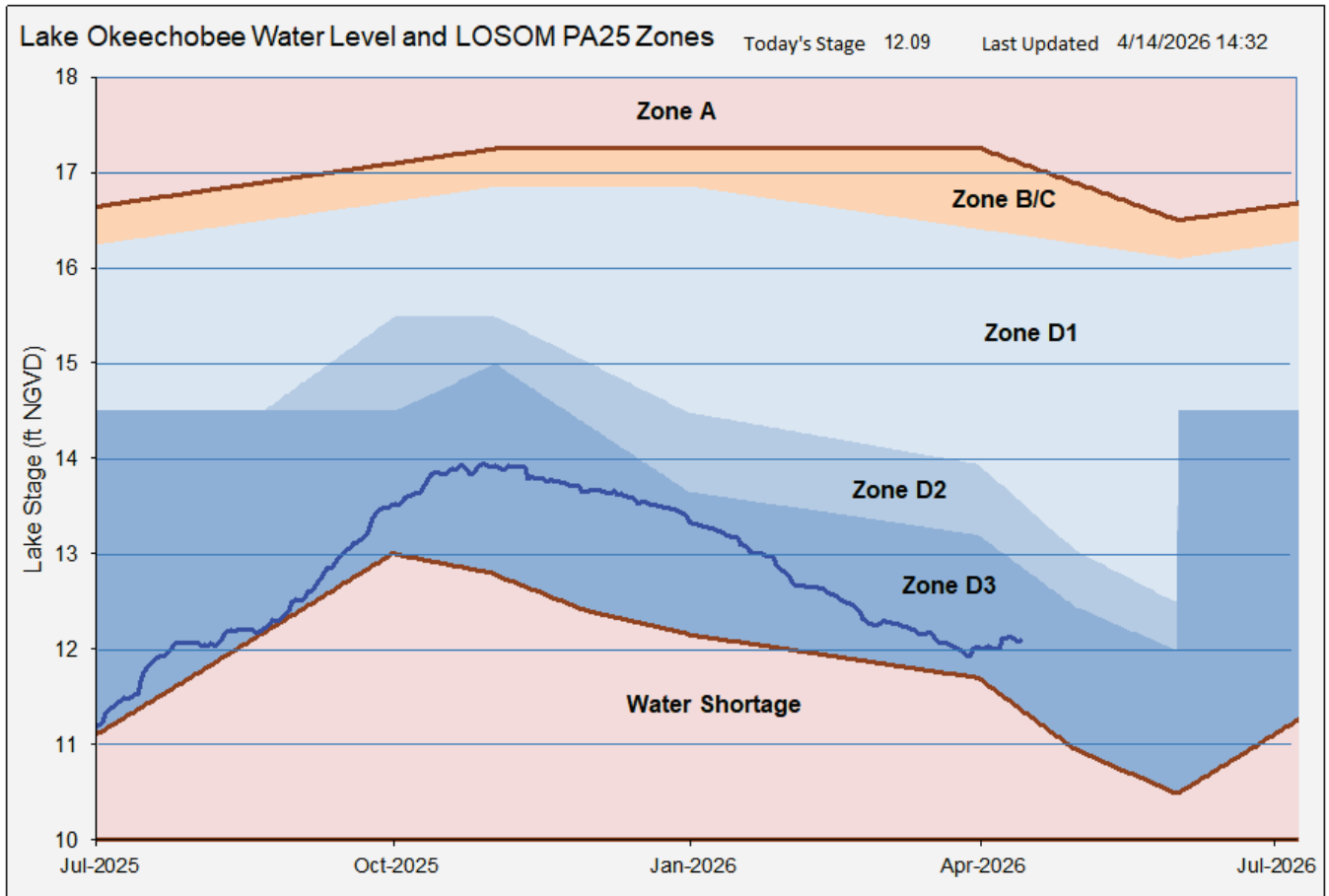
Secretary/Assistant Secretary

Chair/Vice Chair

**Cypress Grove Community Development District
Engineer's Report for
April 20, 2026**

Current Lake Okeechobee Water Levels

On April 14, 2026, Lake level was at an elevation of 12.09 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 L-8 Canal. The L-8 Canal stage at West Palm Beach M Canal was at an elevation of 10.6 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 (No update since February 2026)

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

On Feb. 27 FDOT held a public workshop on the projected schedule for roadway improvements. Design for Phase 1 of the project four-laning SR 7 from Okeechobee to 60th Street is scheduled for completion in August 2027 with construction to begin in the spring of 2028 and be finished in spring of 2031.

Design for Phase 2 — 60th Street to Northlake Blvd. — is set for completion in August 2027 with construction to begin in fall 2028 and completion in fall 2031.

The total cost of the project is projected to be \$137.6 million.

The City of West Palm Beach appealed the SDWMD permit to the 4th District Court of Appeal, where it now sits.

Meanwhile, FDOT must reapply for a U.S. Army Corps of Engineers permit that was revoked in 2020 due to the prolonged project delays.

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

The proposed rule is on hold while SFWMD reevaluates the Statement of Estimated Regulatory Costs. Once that process is complete, it may require ratification by the state legislative. If so, the District must submit the rule to the Legislature no later than 30 days prior to the next regular legislative session (i.e. 2027).

SFWMD Water Use Permit

The quarterly water use report (November 2025-January 2026) has been posted on the SFWMD website. A copy of the historical usage records is attached. For the year 2025 we used about 38% of our yearly allocation of 4,646 million gallons (mg) and less than 30% of our maximum monthly allocation of 924 mg. The next quarterly report is due in June 2026.

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.

Data is stored by SFWMD under Application No. 900625-4 Indian Trail Groves. Maximum Monthly Allocation is 924.26 MG and Maximum yearly is 4,646.59 MG.

Data below is in Millions of Gallons (MG)

Monthly Pumping Total

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly Amount	% of Allocation
2009										58.4	119.8	84.4	262.6	5.7%
2010										111.1	369.2	352.4	832.7	17.9%
2011	257.1	430.2	405.5	386.5	149.7	0.0							1629.0	35.1%
2012										111.1	369.2	352.4	832.7	17.9%
2013	546.8	460.0	379.5	524.0	115.0	0.0	0.0	0.0	34.6	577.6	678.2	588.8	3904.5	84.0%
2014	465.0	459.9	552.3	544.3	351.5	0.0	0.0	0.0	0.0	257.8	363.7	564.4	3558.9	76.6%
2015	825.2	462.4	385.6	655.3	201.8	36.6	0.0	0.0	0.0	243.8	584.2	592.2	3987.1	85.8%
2016	409.0	597.4	587.5	548.1	187.8	0.0	0.0	0.0	48.0	131.5	640.5	581.4	3731.2	80.3%
2017	620.8	693.2	573.6	749.4	42.2	0.0	0.0	0.0	0.0	0.0	192.3	663.9	3535.4	76.1%
2018	346.9	584.2	668.5	492.9	0.0	0.0	0.0	0.0	123.8	232.5	431.6	664.4	3544.8	76.3%
2019	342.1	340.2	554.8	532.6	260.0	177.9	0.0	23.3	310.5	443.2	168.8	236.4	3389.8	73.0%
2020	386.1	377.0	248.4	587.6	164.7	19.9	246.9	83.1	43.6	56.2	55.0	434.5	2703.0	58.2%
2021	468.9	389.8	552.9	1013.1	610.5	225.9	0.0	98.4	93.6	260.1	342.1	708.7	4764.0	102.5%
2022	174.8	205.5	383.3	473.5	320.1	0.0	60.3	202.8	0.0	260.6	312.8	214.4	2608.1	56.1%
2023	355.2	384.2	458.0	161.2	173.8	0.0	0.0	0.0	59.3	183.3	279.4	54.9	2109.3	45.4%
2024	113.2	217.6	204.2	471.2	251.5	99.4	75.4	0.0	0.0	99.4	182.4	193.9	1908.2	41.1%
2025	218.8	215.5	244.7	271.5	133.9	37.5	45.2	46.6	8.0	70.4	227.2	240.9	1760.2	37.9%
2026	188.8	147.7											336.5	7.2%

12-Month Rolling Total

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009										58.4	178.2	262.6
2010	262.6	262.6	262.6	262.6	262.6	262.6	262.6	262.6	262.6	315.3	564.7	832.7
2011	1089.8	1520.0	1925.5	2312.0	2461.7	2461.7	2461.7	2461.7	2461.7	2350.6	1981.4	1629.0
2012	1371.9	941.7	536.2	149.7	0.0	0.0	0.0	0.0	0.0	111.1	480.3	832.7
2013	1379.5	1839.5	2219.0	2743.0	2858.0	2858.0	2858.0	2858.0	2892.6	3359.1	3668.1	3904.5
2014	4369.5	4282.6	4374.9	4539.7	4367.2	4252.2	4252.2	4252.2	4252.2	4475.4	4261.5	4147.7
2015	3919.1	3921.6	3754.9	3865.9	3716.2	3752.8	3752.8	3752.8	3752.8	3738.8	3959.3	3987.1
2016	3570.9	3705.9	3907.8	3800.6	3786.6	3750.0	3750.0	3750.0	3798.0	3685.7	3742.0	3731.2
2017	3943.0	4038.8	4024.9	4226.2	4080.6	4080.6	4080.6	4080.6	4032.6	3901.1	3452.9	3535.4
2018	3261.5	3152.5	3247.4	2990.9	2948.7	2948.7	2948.7	2948.7	3072.5	3305.0	3544.3	3544.8
2019	3540.0	3296.0	3182.3	3222.0	3482.0	3659.9	3659.9	3683.2	3869.9	4080.6	3817.8	3389.8
2020	3433.8	3470.6	3164.2	3219.2	3123.9	2965.9	3212.8	3272.6	3005.7	2618.7	2504.9	2703.0
2021	2785.8	2798.6	3103.1	3528.6	3974.4	4180.4	3933.5	3948.8	3998.8	4202.7	4489.8	4764.0
2022	4469.9	4285.6	4116.0	3576.4	3286.0	3060.1	3120.4	3224.8	3131.2	3131.7	3102.4	2608.1
2023	2788.5	2967.2	3041.9	2729.6	2583.3	2583.3	2523.0	2320.2	2379.5	2302.2	2268.8	2109.3
2024	1867.3	1700.7	1446.9	1756.9	1834.6	1934.0	2009.4	2009.4	1950.1	1866.2	1769.2	1908.2
2025	2013.8	2011.7	2052.2	1852.5	1734.9	1673.0	1642.8	1689.4	1697.4	1668.4	1713.2	1760.2
2026	1730.2	1662.4										

Legend
Exceeds 4646.59
90% of 4646.59
Exceeds 924.26

Cypress Grove Community Development District

Operations Report

4/20/26

- On April 19, 2026 the offsite L-8 Canal elevation at the North Pump was 12.0 and the onsite elevation was 17.6 The South Pump offsite elevation was 12.0 and the onsite elevation was 17.6 Lake Okeechobee water level is 11.99 February level was at 12.56
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 1st QTR pump reports submitted to Alan.
- Side Mowing ongoing.
- Pontano pump permit section 29.
- Fuel tank inspection. We had 7002 gal of fuel delivered on 2/18/26 and have used 4800 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.
-
- Louise Street complaint of road condition.
-
- Concrete plug installed at south pump station. Single 72" still in operation.
-
- 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)
-
-

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Cypress Grove Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 20, 2026 at 8:00 a.m. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, FL 33472, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2026.

ATTEST:

**CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cypress Grove
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- III ASSESSMENT COMPARISON**

PROPOSED BUDGET
CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE & MAINTENANCE ASSESSMENTS	654,160	653,555	760,505	\$111.00 x 6,851.40 acres
DEBT ASSESSMENTS	0	0	0	
OTHER REVENUES (County Park)	7,090	7,304	8,250	
INTEREST INCOME	8,041	1,000	2,000	
CARRY FORWARD FUNDS	0	0	0	Balance Brought Forward from Last Year
MISCELLANEOUS REVENUES	1,800	0	0	
TOTAL REVENUES	\$ 671,091	\$ 661,859	\$ 770,755	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
MANAGEMENT	24,000	24,000	24,000	
LEGAL	3,846	5,000	5,000	
ENGINEERING	49,032	40,000	30,000	
INSURANCE	6,953	14,000	8,000	
AUDIT FEES	5,000	5,100	5,200	
POSTAGE	90	100	100	
PUBLICATION, ADVERTISING, & DUES	696	3,000	2,000	
MISCELLANEOUS	284	1,000	1,000	
ISS FEE	0	0	0	
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,900	\$ 92,200	\$ 75,300	
MAINTENANCE EXPENDITURES				
AQUATIC PLANT CONTROL	49,056	55,000	65,000	
PUMP OPERATION & MAINTENANCE	233,331	235,000	240,000	
ROAD GRADING	28,424	40,000	35,000	
CANAL MAINTENANCE	80,443	105,000	100,000	
FUEL	38,734	70,000	65,000	
PIPE LINING / PUMP	365,996	25,000		
TOTAL MAINTENANCE EXPENDITURES	\$ 795,985	\$ 530,000	\$ 505,000	
TOTAL EXPENDITURES	\$ 885,885	\$ 622,200	\$ 580,300	
REVENUES LESS EXPENDITURES	\$ (214,795)	\$ 39,659	\$ 190,455	
LOC PAYMENTS	(32)	-	(142,275)	P = \$125,000 I = \$17,275.24
BALANCE	\$ (214,826)	\$ 39,659	\$ 48,180	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,490)	(13,071)	(15,210)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(24,976)	(26,142)	(30,420)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (243,292)	\$ 446	\$ 2,550	
RESERVE FOR CONTINGENCIES	0	446	2,550	Balance Forward to Next Year
NET EXCESS/ (SHORTFALL)	\$ (243,292)	\$ -	\$ -	

PROPOSED DEBT SERVICE FUND BUDGET
CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	
NAV Tax Collection	0	0	0	
Total Revenues	\$ -	\$ -	\$ -	
EXPENDITURES				
Principal Payments	0	0	0	
Interest Payments	0	0	0	
Mandatory Principal Redemption	0	0	0	
Total Expenditures	\$ -	\$ -	\$ -	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

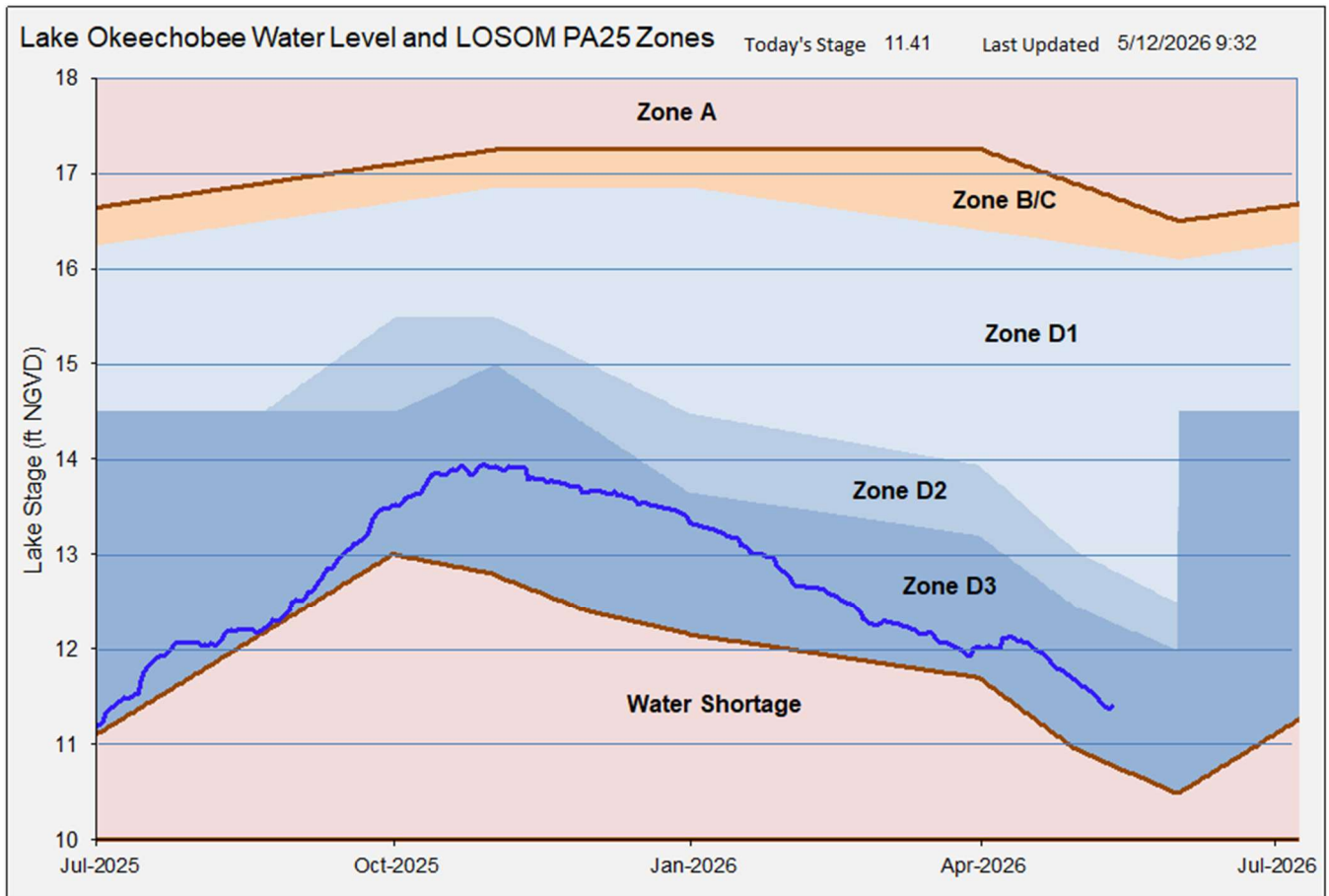
Bond Information

Original Par Amount =	\$0	Annual Principal Payments Due =	N/A
Interest Rate =	0.00%	Annual Interest Payments Due =	
Issue Date =	N/A		
Maturity Date =			

**Cypress Grove Community Development District
Engineer's Report for
May 18, 2026**

Current Lake Okeechobee Water Levels

On May 12, 2026, Lake level was at an elevation of 1141 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 L-8 Canal. The L-8 Canal stage at West Palm Beach M Canal was at an elevation of 11.0 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 **and should be completed this summer.**
- (2) Northlake Blvd. intersection improvements construction is underway **and should be completed this summer.**

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 estimated completion in 2027.**
- (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 UPDATE SINCE APRIL 2026)

On Feb. 27 FDOT held a public workshop on the projected schedule for roadway improvements. Design for Phase 1 of the project four-laning SR 7 from Okeechobee to 60th Street is scheduled for completion in August 2027 with construction to begin in the spring of 2028 and be finished in spring of 2031.

Design for Phase 2 — 60th Street to Northlake Blvd. — is set for completion in August 2027 with construction to begin in fall 2028 and completion in fall 2031. The total cost of the project is projected to be \$137.6 million.

The City of West Palm Beach appealed the SDWMD permit to the 4th District Court of Appeal, where it now sits.

Meanwhile, FDOT must reapply for a U.S. Army Corps of Engineers permit that was revoked in 2020 due to the prolonged project delays.

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 APRIL 2026)

The proposed rule is on hold while SFWMD reevaluates the Statement of Estimated Regulatory Costs. Once that process is complete, it may require ratification by the state legislative. If so, the district must submit the rule to the Legislature no later than 30 days prior to the next regular legislative session (i.e. 2027).

SFWMD Water Use Permit (NO UPDATE SINCE APRIL 2026)

The quarterly water use report (November 2025-January 2026) has been posted on the SFWMD website. A copy of the historical usage records is attached. For the year 2025 we used about 38% of our yearly allocation of 4,646 million gallons (mg) and less than 30% of our maximum monthly allocation of 924 mg. The next quarterly report is due in June 2026.

Pontano- Irrigation and Drainage Connection Permit (NO UPDATE 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

Profit & Loss

October 2025 through April 2026

05/05/26

Accrual Basis

	<u>Oct '25 - Apr 26</u>
Ordinary Income/Expense	
Income	
01-3100 · O&M Assessments	622,656.31
01-3830 · Assessment Fees	-7,250.88
01-3831 · Assessment Discounts	-24,567.80
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>602,311.32</u>
Expense	
01-1310 · Engineering	10,990.00
01-1311 · Management Fees	14,000.00
01-1315 · Legal Fees	320.00
01-1450 · Insurance	7,227.00
01-1480 · Legal Advertisements	1,197.65
01-1513 · Postage and Delivery	71.34
01-1514 · Office Supplies	9.30
01-1540 · Dues, License & Subscriptions	175.00
01-1803 · Aquatic Plant Control	41,025.50
01-1804 · Pump Operations & Maintenance	128,824.96
01-1805 · Canal Maintenance	33,589.50
01-1806 · Road Grading	11,317.50
01-1807 · Fuel	39,838.47
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>390,503.52</u>
Net Ordinary Income	211,807.80
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>387,596.52</u></u>

Cypress Grove Community Development District

Profit & Loss Detail

October 2024 through September 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Ordinary Income/Expense							
Income							
01-3100 · O&M Assessments							
Deposit	12/06/2024		Palm Beach County Tax Collector	O&M Assessments		5,761.30	5,761.30
Deposit	12/16/2024		Palm Beach County Tax Collector	O&M Assessments		14,393.45	20,154.75
Deposit	12/19/2024	9250999	Palm Beach County Tax Collector	O&M Assessments		592,179.75	612,334.50
Deposit	12/20/2024		PBC Tax Collector	O&M Assessments		1.00	612,335.50
Deposit	01/08/2025		Palm Beach County Tax Collector	O&M Assessments		16,079.13	628,414.63
Deposit	04/09/2025		Palm Beach County Tax Collector	O&M Assessments		21,297.30	649,711.93
Deposit	04/16/2025		Palm Beach County Tax Collector	O&M Assessments		467.39	650,179.32
Deposit	05/06/2025		Palm Beach County Tax Collector	O&M Assessments			650,179.32
Deposit	05/06/2025		Palm Beach County Tax Collector	O&M Assessments			650,179.32
Deposit	07/02/2025		Palm Beach County Tax Collector	O&M Assessments		3,958.81	654,138.13
Deposit	08/06/2025		Palm Beach County Tax Collector	O&M Assessments		9.21	654,147.34
Total 01-3100 · O&M Assessments					0.00	654,147.34	654,147.34
01-3830 · Assessment Fees							
Bill	10/01/2024	490-0925240000000000	Palm Beach- Brd of County Commissioners	Cypress Grove C.D.D. N-ADV Property Data Prep - 2024 FY 24/25 - PBC (Iss Dept) processing of NAV...	1,120.00		-1,120.00
Deposit	12/06/2024		Palm Beach County Tax Collector	Assessment Fees	55.31		-1,175.31
Deposit	12/16/2024		Palm Beach County Tax Collector	Assessment Fees	138.18		-1,313.49
Deposit	12/19/2024		Palm Beach County Tax Collector	Assessment Fees	5,684.92		-6,998.41
Deposit	01/08/2025		Palm Beach County Tax Collector	Assessment Fees	155.98		-7,154.39
Bill	03/14/2025	03/14/25	Dorothy Jacks Property Appraiser	2024 charge for tax roll administrative costs	150.00		-7,304.39
Deposit	04/09/2025		Palm Beach County Tax Collector	Assessment Fees	212.97		-7,517.36
Deposit	04/16/2025		Palm Beach County Tax Collector	Assessment Fees	0.00		-7,517.36
Deposit	05/06/2025		Palm Beach County Tax Collector	Assessment Fees			-7,517.36
Deposit	05/06/2025		Palm Beach County Tax Collector	Assessment Fees			-7,517.36
Deposit	07/02/2025		Palm Beach County Tax Collector	Assessment Fees	0.00		-7,517.36
Deposit	08/06/2025		Palm Beach County Tax Collector	Assessment Fees	0.00		-7,517.36
Invoice	09/30/2025	EF 2025	Palm Beach County Tax Collector	Palm Beach County Excess Fees - FY 24/25 - Received by District on 10/31/25		4,027.76	-3,489.60
Total 01-3830 · Assessment Fees					7,517.36	4,027.76	-3,489.60
01-3831 · Assessment Discounts							
Deposit	12/06/2024		Palm Beach County Tax Collector	Assessment Discounts	230.45		-230.45
Deposit	12/16/2024		Palm Beach County Tax Collector	Assessment Discounts	575.73		-806.18
Deposit	12/19/2024		Palm Beach County Tax Collector	Assessment Discounts	23,687.18		-24,493.36
Deposit	01/08/2025		Palm Beach County Tax Collector	Assessment Discounts	482.41		-24,975.77
Deposit	04/09/2025		Palm Beach County Tax Collector	Assessment Discounts	0.00		-24,975.77
Deposit	04/16/2025		Palm Beach County Tax Collector	Assessment Discounts	0.00		-24,975.77
Deposit	05/06/2025		Palm Beach County Tax Collector	Assessment Discounts			-24,975.77
Deposit	05/06/2025		Palm Beach County Tax Collector	Assessment Discounts			-24,975.77
Deposit	07/02/2025		Palm Beach County Tax Collector	Assessment Discounts	0.00		-24,975.77
Deposit	08/06/2025		Palm Beach County Tax Collector	Assessment Discounts	0.00		-24,975.77
Total 01-3831 · Assessment Discounts					24,975.77	0.00	-24,975.77
01-9400 · Miscellaneous Revenue							
Deposit	10/03/2024		Palm Beach County Tax Collector	Miscellaneous Revenue		12.48	12.48
Deposit	09/17/2025	1891	Indian Trail Improvement District	Permit for Pump Station		1,800.00	1,812.48
Total 01-9400 · Miscellaneous Revenue					0.00	1,812.48	1,812.48
01-9401 · County Park Assessment							
Invoice	11/21/2024	24-25-001	Palm Beach County Parks & Recreation Dep	Drainage Services for District Park "F"- Samuel Friedland Park - Pursuant to the Drainage Agree...		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	10/31/2024			Interest		348.16	348.16
Deposit	11/30/2024			Interest		198.26	546.42
Deposit	12/31/2024			Interest		122.04	668.46
Deposit	01/31/2025			Interest		1,189.64	1,858.10
Deposit	02/28/2025			Interest		1,390.72	3,248.82
Deposit	03/31/2025			Interest		1,382.16	4,630.98
Deposit	03/31/2025			Interest		42.36	4,673.34
Deposit	04/30/2025			Interest		1,244.21	5,917.55
Deposit	04/30/2025			Interest		181.67	6,099.22
Deposit	05/30/2025			Interest		731.67	6,830.89
Deposit	05/31/2025			Interest		127.86	6,958.75
Deposit	06/30/2025			Interest		349.22	7,307.97
Deposit	06/30/2025			Interest		123.97	7,431.94
Deposit	07/31/2025			Interest		125.75	7,557.69
Deposit	07/31/2025			Interest		137.89	7,695.58
Deposit	08/31/2025			Interest		100.02	7,795.60
Deposit	09/30/2025			Interest		245.47	8,041.07
Total 01-9410 · Interest Income (GF)					0.00	8,041.07	8,041.07
Total Income					32,493.13	675,118.42	642,625.29
Expense							
01-1310 · Engineering							

Cypress Grove Community Development District

Profit & Loss Detail

October 2024 through September 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/31/2024	5411005	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through October 31,...	1,925.00		1,925.00
Bill	11/30/2024	5412001	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through November 30,...	3,598.80		5,523.80
Bill	12/31/2024	5501005	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through December 31,...	1,665.00		7,188.80
Bill	01/31/2025	5502004	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through January 31,...	6,717.75		13,906.55
Bill	02/28/2025	5503016	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through February 28,...	5,817.50		19,724.05
Bill	02/28/2025	5503016 balance	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Balance	1,219.70		20,943.75
Bill	03/31/2025	5504001	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through March 31, ...	7,565.15		28,508.90
Bill	04/30/2025	5505024	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through April 30, ...	5,000.80		33,509.70
Bill	05/31/2025	5506048	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through May 31, 2025	4,740.00		38,249.70
Bill	06/30/2025	5507046	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through June 30, 2025	3,306.90		41,556.60
Bill	07/31/2025	5508026	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through July 31, 2025	2,940.00		44,496.60
Bill	08/31/2025	5509032	Mock Roos Associates Inc.	Professional Services through August 31, 2025	2,406.10		46,902.70
Bill	09/30/2025	5510026	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services through September ...	1,574.50		48,477.20
Bill	09/30/2025	5510027	Mock Roos Associates Inc.	Professional Services through September 30, 2025 Santa Rosa Groves Drainage Permit (ITID)	555.00		49,032.20
Total 01-1310 · Engineering					49,032.20	0.00	49,032.20
01-1311 · Management Fees							
Bill	10/31/2024	2024-1503	Special District Services	Management Fee - Oct 2024	2,000.00		2,000.00
Bill	11/30/2024	2024-1634	Special District Services	Management Fee - Nov 2024	2,000.00		4,000.00
Bill	12/31/2024	2024-1863	Special District Services	Management Fee - Dec 2024	2,000.00		6,000.00
Bill	01/31/2025	2025-0106	Special District Services	Management Fee - Jan 2025	2,000.00		8,000.00
Bill	02/28/2025	2025-0222	Special District Services	Management Fee - Jan 2025	2,000.00		10,000.00
Bill	03/31/2025	2025-0349	Special District Services	Management Fee - Mar 2025	2,000.00		12,000.00
Bill	04/30/2025	2025-0480	Special District Services	Management Fee - Mar 2025	2,000.00		14,000.00
Bill	05/31/2025	2025-0723	Special District Services	Management Fee - May 2025	2,000.00		16,000.00
Bill	06/30/2025	2025-0845	Special District Services	Management Fee - June 2025	2,000.00		18,000.00
Bill	07/31/2025	2025-0967	Special District Services	Management Fee - July 2025	2,000.00		20,000.00
Bill	08/31/2025	2025-1083	Special District Services	Management Fee - August 2025	2,000.00		22,000.00
Bill	09/30/2025	2025-1202	Special District Services	Management Fee - September 2025	2,000.00		24,000.00
Total 01-1311 · Management Fees					24,000.00	0.00	24,000.00
01-1315 · Legal Fees							
Bill	11/19/2024	3468324	Kutak Rock	For Professional Legal Services Rendered Sep 2024	1,280.50		1,280.50
Bill	11/19/2024	3501058	Kutak Rock	For Professional Legal Services Rendered Nov 2024	320.00		1,600.50
Bill	01/21/2025	3526621	Kutak Rock	For Professional Legal Services Rendered Jan 2025	200.00		1,800.50
Bill	03/28/2025	3554993	Kutak Rock	For Professional Legal Services Rendered Mar 2025	840.00		2,640.50
Bill	04/26/2025	3569149	Kutak Rock	For Professional Legal Services Rendered Apr 2025	360.00		3,000.50
Bill	06/18/2025	3598341	Kutak Rock	For Professional Legal Services Rendered Jun 2025	64.00		3,064.50
Bill	08/27/2025	3627995	Kutak Rock	For Professional Legal Services Rendered Aug 2025	781.00		3,845.50
Total 01-1315 · Legal Fees					3,845.50	0.00	3,845.50
01-1320 · Audit Fees							
Bill	07/01/2025	27857	Grau and Associates	- Fee for Fiscal Year 2023/2024 Audit- Final audit report has been received	5,000.00		5,000.00
Total 01-1320 · Audit Fees					5,000.00	0.00	5,000.00
01-1450 · Insurance							
Bill	10/01/2024	17818910	Risk Management Associates Inc.	Invoice#17818910 Policy #PK FL1 0504962 24-22 10/01/2024-10/01/2025Preferred Governmental Insur...	6,895.00		6,895.00
Bill	10/01/2024	21509557	Risk Management Associates Inc.	Invoice#21509557 Policy #PK FL1 0504962 24-22 10/01/2024-10/01/2025Preferred Governmental Insur...	58.00		6,953.00
Total 01-1450 · Insurance					6,953.00	0.00	6,953.00
01-1480 · Legal Advertisements							
Bill	10/01/2024	0006748741	Gannett Florida LocalIQ	10/10/2024 FY 24/25 Mtg Schedule	230.66		230.66
Bill	08/18/2025	0007302241	Gannett Florida LocalIQ	Notice of PH & Reg Board Mtg 08/18/2025	465.50		696.16
Total 01-1480 · Legal Advertisements					696.16	0.00	696.16
01-1511 · Bank Service Charges							
Check	10/29/2024			Service Charge	44.06		44.06
Check	11/25/2024			Service Charge	45.00		89.06
Check	12/23/2024			Service Charge	44.05		133.11
Check	01/31/2025			Service Charge	50.77		183.88
Check	01/31/2025			Service Charge	25.00		208.88
Check	02/28/2025			Service Charge	63.74		272.62
Deposit	04/10/2025			refund of service charge		25.00	247.62
Total 01-1511 · Bank Service Charges					272.62	25.00	247.62
01-1512 · Miscellaneous							
Check	01/08/2025			bank fee	36.00		36.00
Total 01-1512 · Miscellaneous					36.00	0.00	36.00
01-1513 · Postage and Delivery							
Bill	10/31/2024	2024-1503	Special District Services	Postage Sep 2024	0.69		0.69
Bill	12/31/2024	2024-1863	Special District Services	Postage Nov 2024	0.69		1.38
Bill	04/25/2025	04/25/2025	PBC Tax Collector	Prorated Share of tax roll postage 2025	40.00		41.38
Bill	07/31/2025	2025-0967	Special District Services	FedEx June 2025	13.84		55.22
Bill	07/31/2025	2025-0967	Special District Services	Postage June 2025	0.69		55.91
Bill	08/31/2025	2025-1083	Special District Services	Postage July 2025	34.04		89.95

Cypress Grove Community Development District

Profit & Loss Detail

October 2024 through September 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 01-1513 · Postage and Delivery					89.95	0.00	89.95
01-1514 · Office Supplies							
Bill	10/31/2024	2024-1503	Special District Services	copier charges Sep 2024	2.85		2.85
Bill	10/31/2024	2024-1503	Special District Services	Meeting books Sep 2024	0.00		2.85
Bill	11/30/2024	2024-1634	Special District Services	copier charges Oct 2024	2.55		5.40
Bill	12/31/2024	2024-1863	Special District Services	copier charges Nov 2024	3.30		8.70
Bill	01/31/2025	2025-0106	Special District Services	copier charges Dec 2024	3.60		12.30
Bill	02/28/2025	2025-0222	Special District Services	copier charges Dec 2024	3.45		15.75
Bill	03/31/2025	2025-0349	Special District Services	copier charges Feb 2025	3.00		18.75
Bill	04/30/2025	2025-0480	Special District Services	copier charges Feb 2025	10.35		29.10
Bill	05/31/2025	2025-0723	Special District Services	copier charges Apr 2025	2.85		31.95
Bill	06/30/2025	2025-0845	Special District Services	copier charges May 2025	6.60		38.55
Bill	07/31/2025	2025-0967	Special District Services	copier charges June 2025	8.10		46.65
Bill	08/31/2025	2025-1083	Special District Services	copier charges July 2025	10.95		57.60
Bill	09/30/2025	2025-1202	Special District Services	copier charges August 2025	4.35		61.95
Total 01-1514 · Office Supplies					61.95	0.00	61.95
01-1540 · Dues, License & Subscriptions							
Bill	10/01/2024	89930	Florida Commerce	inv#89930 FY 2024/2025 Special District Fee	175.00		175.00
Total 01-1540 · Dues, License & Subscriptions					175.00	0.00	175.00
01-1803 · Aquatic Plant Control							
Bill	10/31/2024	256	RLP Property Services Inc	services thru 10/31/2024	2,331.00		2,331.00
Bill	12/31/2024	257	RLP Property Services Inc	services thru 11/30/2024	2,236.50		4,567.50
Bill	12/31/2024	258	RLP Property Services Inc	services thru 12/31/2024	7,969.50		12,537.00
Bill	01/31/2025	259	RLP Property Services Inc	services thru 01/31/2025	4,625.00		17,162.00
Bill	02/28/2025	260	RLP Property Services Inc	services thru 02/28/2025	5,889.00		23,051.00
Bill	03/31/2025	261	RLP Property Services Inc	services thru 03/31/2025	3,433.00		26,484.00
Bill	04/30/2025	262	RLP Property Services Inc	services thru 04/30/2025	4,284.00		30,768.00
Bill	05/31/2025	263	RLP Property Services Inc	services thru 05/31/2025	2,074.50		32,842.50
Bill	06/30/2025	264	RLP Property Services Inc	services thru 06/30/2025	2,646.00		35,488.50
Bill	07/31/2025	265	RLP Property Services Inc	services thru 07/31/2025	4,881.45		40,369.95
Bill	08/31/2025	266	RLP Property Services Inc	services thru 08/31/2025	6,071.95		46,441.90
Bill	09/30/2025	267	RLP Property Services Inc	services thru 9/30/2025	2,614.50		49,056.40
Total 01-1803 · Aquatic Plant Control					49,056.40	0.00	49,056.40
01-1804 · Pump Operations & Maintenance							
Bill	10/31/2024	256	RLP Property Services Inc	services thru 10/31/2024	17,678.04		17,678.04
Bill	11/15/2024	1215	Crocs, LLC	LOXAHATCHEE CANAL PIPE DIVE INSPECTION PALM BEACH COUNTY1 DIVE INSPECTION OF 4 CANAL PIPES @ 2 L...	3,300.00		20,978.04
Bill	12/31/2024	257	RLP Property Services Inc	services thru 11/30/2024	15,018.50		35,996.54
Bill	12/31/2024	258	RLP Property Services Inc	services thru 12/31/2024	15,811.01		51,807.55
Bill	01/31/2025	259	RLP Property Services Inc	services thru 01/31/2025	15,973.24		67,780.79
Bill	02/28/2025	260	RLP Property Services Inc	services thru 02/28/2025	20,780.27		88,561.06
Bill	03/31/2025	261	RLP Property Services Inc	services thru 03/31/2025	34,790.37		123,351.43
Bill	04/30/2025	262	RLP Property Services Inc	services thru 04/30/2025	25,127.32		148,478.75
Bill	05/31/2025	263	RLP Property Services Inc	services thru 05/31/2025	19,674.88		168,153.63
Bill	06/30/2025	264	RLP Property Services Inc	services thru 06/30/2025	15,302.37		183,456.00
Bill	07/31/2025	265	RLP Property Services Inc	services thru 07/31/2025	18,465.72		201,921.72
Bill	08/31/2025	266	RLP Property Services Inc	services thru 08/31/2025	14,964.39		216,886.11
Bill	09/30/2025	267	RLP Property Services Inc	services thru 9/30/2025	16,445.08		233,331.19
Total 01-1804 · Pump Operations & Maintenance					233,331.19	0.00	233,331.19
01-1805 · Canal Maintenance							
Bill	10/31/2024	256	RLP Property Services Inc	services thru 10/31/2024	2,520.00		2,520.00
Bill	12/31/2024	257	RLP Property Services Inc	services thru 11/30/2024	15,760.00		18,280.00
Bill	12/31/2024	258	RLP Property Services Inc	services thru 12/31/2024	7,470.00		25,750.00
Bill	01/31/2025	259	RLP Property Services Inc	services thru 01/31/2025	5,625.00		31,375.00
Bill	02/28/2025	260	RLP Property Services Inc	services thru 02/28/2025	2,047.50		33,422.50
Bill	03/31/2025	261	RLP Property Services Inc	services thru 03/31/2025	3,970.26		37,392.76
Bill	04/30/2025	262	RLP Property Services Inc	services thru 04/30/2025	9,457.50		46,850.26
Bill	05/31/2025	263	RLP Property Services Inc	services thru 05/31/2025	6,982.50		53,832.76
Bill	06/30/2025	264	RLP Property Services Inc	services thru 06/30/2025	7,875.00		61,707.76
Bill	07/31/2025	265	RLP Property Services Inc	services thru 07/31/2025	4,740.00		66,447.76
Bill	08/31/2025	266	RLP Property Services Inc	services thru 08/31/2025	9,112.50		75,560.26
Bill	09/30/2025	267	RLP Property Services Inc	services thru 9/30/2025	4,882.50		80,442.76
Total 01-1805 · Canal Maintenance					80,442.76	0.00	80,442.76
01-1806 · Road Grading							
Bill	10/31/2024	256	RLP Property Services Inc	services thru 10/31/2024	2,027.50		2,027.50
Bill	12/31/2024	257	RLP Property Services Inc	services thru 11/30/2024	2,760.00		4,787.50
Bill	12/31/2024	258	RLP Property Services Inc	services thru 12/31/2024	2,207.50		6,995.00
Bill	01/31/2025	259	RLP Property Services Inc	services thru 01/31/2025	1,807.50		8,802.50
Bill	02/28/2025	260	RLP Property Services Inc	services thru 02/28/2025	2,300.00		11,102.50
Bill	03/31/2025	261	RLP Property Services Inc	services thru 03/31/2025	1,802.50		12,905.00
Bill	04/30/2025	262	RLP Property Services Inc	services thru 04/30/2025	1,580.00		14,485.00
Bill	05/31/2025	263	RLP Property Services Inc	services thru 05/31/2025	4,250.34		18,735.34
Bill	06/30/2025	264	RLP Property Services Inc	services thru 06/30/2025	1,600.00		20,335.34

**Cypress Grove Community Development District
Profit & Loss Detail
October 2024 through September 2025**

Accrual Basis

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	07/31/2025	265	RLP Property Services Inc	services thru 07/31/2025	4,506.30		24,841.64
Bill	08/31/2025	266	RLP Property Services Inc	services thru 08/31/2025	1,982.50		26,824.14
Bill	09/30/2025	267	RLP Property Services Inc	services thru 9/30/2025	1,600.00		28,424.14
Total 01-1806 · Road Grading					28,424.14	0.00	28,424.14
01-1807 · Fuel							
Bill	01/31/2025	259	RLP Property Services Inc	services thru 01/31/2025	20,935.98		20,935.98
Bill	04/30/2025	262	RLP Property Services Inc	services thru 04/30/2025	17,797.78		38,733.76
Total 01-1807 · Fuel					38,733.76	0.00	38,733.76
01-1815 · Miscellaneous Maintenance							
Bill	05/21/2025	861757	State of Florida DEP Tank Registration	Storage Tank Registration Renewal (2025-2026)	25.00		25.00
Total 01-1815 · Miscellaneous Maintenance					25.00	0.00	25.00
01-1816 · Pipe Slip Lining / N Pump							
Bill	04/11/2025	03029484	ISCO Industries, Inc.	50 63" DR 32.5 IPS PIPE HDPE	16,306.70		16,306.70
Bill	04/14/2025	03029493	ISCO Industries, Inc.	150 63" DR 32.5 IPS PIPE HDPE	48,920.10		65,226.80
Bill	04/15/2025	03029503	ISCO Industries, Inc.	225 63" DR 32.5 IPS PIPE HDPE	73,706.75		138,933.55
Bill	05/02/2025	06064765	ISCO Industries, Inc.	RENT 20" - 65" BUTT FUSION MACHINE RENT LARGE GENERATORRENT LIFTING HARNESS FOR 2065 RENT PIPE S...	14,910.00		153,843.55
Bill	05/08/2025	2025-1 A	RLP Property Services Inc	Slip Line 425 Ft of 72" Pipe at North & South Beyel Brothers Crane Rental	2,641.80		156,485.35
Bill	05/08/2025	2025-1	RLP Property Services Inc	Slip Line 425 Ft of 72" Pipe at North & SouthPump Stations.	37,898.11		194,383.46
Bill	05/12/2025	1690	KPG Consulting	Concrete Pump- 16 hours @ \$130 an hour, \$4 a yard, 15% of totalinvoice for fuel and surcharge	22,101.80		216,485.26
Bill	06/03/2025	1275	Crocs, LLC	LOXAHATCHEE PIPE LINER VIA CIPP PALM BEACH COUNTY	72,005.65		288,490.91
Credit	06/04/2025	06065009	ISCO Industries, Inc.	rent 20" - 65" butt fusion machine, credit toward invoice # 06064765		3,095.00	285,395.91
Bill	06/11/2025	2025-2	RLP Property Services Inc	DRAINAGE - MAINTAIN CANAL LEVEL Date of Service June 2025Invoice #2025-2	29,898.58		315,294.49
Bill	09/30/2025	33037	Tru-Flo Corporation	Tru-Flo standard 30" X 30" straight bore vertical gear-head pump with beltdrive and accessories ...	50,702.00		365,996.49
Total 01-1816 · Pipe Slip Lining / N Pump					369,091.49	3,095.00	365,996.49
01-3000 · Capital Outlay							
Credit Card Cha...	03/28/2025			Bank fees associated with line of credit	1,100.00		1,100.00
Credit Card Cha...	03/28/2025			Line fo credit fees to Moore & Van Allen PLLC	4,750.00		5,850.00
Credit Card Cha...	07/24/2025			line of credit draw for Pipe Replacement	71,348.97		77,198.97
Credit Card Cha...	08/25/2025			line of credit draw for Pipe Replacement	71,348.97		148,547.94
Credit Card Cha...	09/25/2025			line of credit draw for Pipe Replacement	71,348.97		219,896.91
Total 01-3000 · Capital Outlay					219,896.91	0.00	219,896.91
01-3001 · Interest on Line of Credit							
Check	05/12/2025			Interest payment on line of credit	31.89		31.89
Total 01-3001 · Interest on Line of Credit					31.89	0.00	31.89
Total Expense					1,109,195.92	3,120.00	1,106,075.92
Net Ordinary Income					1,141,689.05	678,238.42	-463,450.63
Other Income/Expense							
Other Income							
01-3101 · Line of Credit Proceeds							
Deposit	07/24/2025			transfer from line of credit		71,348.97	71,348.97
Deposit	08/25/2025			transfer from line of credit		71,348.97	142,697.94
Deposit	09/25/2025			transfer from line of credit		71,348.97	214,046.91
Total 01-3101 · Line of Credit Proceeds					0.00	214,046.91	214,046.91
Total Other Income					0.00	214,046.91	214,046.91
Net Other Income					0.00	214,046.91	214,046.91
Net Income					1,141,689.05	892,285.33	-249,403.72

Cypress Grove Community Development District
Balance Sheet
 As of April 30, 2026

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1010 · Seacoast Operating 1878	592,891.67
Total Checking/Savings	592,891.67
Total Current Assets	592,891.67
Other Assets	
01-8121 · Accounts Receivable (A/R)	11.48
Total Other Assets	11.48
TOTAL ASSETS	592,903.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	64,795.07
Total Accounts Payable	64,795.07
Credit Cards	
01-2791 · Seacoast Line of Credit	293,465.88
Total Credit Cards	293,465.88
Total Current Liabilities	358,260.95
Total Liabilities	358,260.95
Equity	
01-3891 · Fund Balance (9-30-22)	203,012.42
99-9999 · Retained Earnings	-355,966.74
Net Income	387,596.52
Total Equity	234,642.20
TOTAL LIABILITIES & EQUITY	592,903.15

Cypress Grove Community Development District Transactions by Account

As of April 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
01-2020 · Accounts Payable							116,161.87
Bill	10/01/2025	490-0917250000...	Palm Beach- Brd of County Co...	Cypress Grove C.D.D. N-ADV Property Data Prep - 2025 FY 25/2...		1,120.00	117,281.87
Bill	10/01/2025	22020380	Risk Management Associates Inc.	Invoice##22020380Policy #PK FL1 0504962 25-23 10/01/2025-10/...		7,227.00	124,508.87
Bill	10/01/2025	92025	Florida Commerce	inv#92025 FY 2025/2026 Special District Fee		175.00	124,683.87
Bill Pmt -Check	10/02/2025	Bill.com	Palm Beach- Brd of County Co...	https://app02.us.bill.com/BillPay?id=blp02UWNJBBWLT4imgbm	1,120.00		123,563.87
Bill Pmt -Check	10/02/2025	Bill.com	Risk Management Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02QQSZRNGQV4imgbc	7,227.00		116,336.87
Bill Pmt -Check	10/02/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02MRJMKFKWB4imgb6	2,004.35		114,332.52
Bill Pmt -Check	10/02/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02CORTSKGSP4imgb1	32,131.34		82,201.18
Bill Pmt -Check	10/02/2025	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02MCGSGBRWK4imgba	465.50		81,735.68
Bill Pmt -Check	10/02/2025	Bill.com	Kutak Rock	https://app02.us.bill.com/BillPay?id=blp02JQNIXPTED4imgbg	781.00		80,954.68
Bill Pmt -Check	10/06/2025	Bill.com	Tru-Flo Corporation	https://app02.us.bill.com/BillPay?id=blp02WLOSGIDA4j2ssa	50,702.00		30,252.68
Bill	10/06/2025	3674347	Kutak Rock	For Professional Legal Services Rendered Oct 2025		320.00	30,572.68
Bill	10/14/2025	2025-3	RLP Property Services Inc	DRAINAGE - MAINTAIN CANAL LEVEL Remove Old North Pump...		21,619.17	52,191.85
Bill	10/17/2025	33041	Tru-Flo Corporation	30" diameter X 16 1/4" long pipe spool assembly with special flan...		965.00	53,156.85
Bill	10/31/2025	2025-1483	Special District Services	Management Fee - October 2025		2,000.30	55,157.15
Bill	10/31/2025	0007405887	Gannett Florida LocalIQ	10/10/25 Fiscal Year 2025/2026 Meeting Schedule 10/21/25-10/2...		779.59	55,936.74
Bill	10/31/2025	268	RLP Property Services Inc	services thru 10/31/2025		34,897.33	90,834.07
Bill Pmt -Check	11/04/2025	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02NEOJNJUVF4nq6t4	1,574.50		89,259.57
Bill Pmt -Check	11/04/2025	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02ZQESZCEFC4nq6t8	555.00		88,704.57
Bill Pmt -Check	11/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02HRZAOUETT4nq6tu	2,000.30		86,704.27
Bill Pmt -Check	11/04/2025	Bill.com	Florida Commerce	https://app02.us.bill.com/BillPay?id=blp02KTMOHTMO4nq6u5	175.00		86,529.27
Bill Pmt -Check	11/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02GMQTPZXUV4nq6tk	25,542.08		60,987.19
Bill	11/30/2025	2025-1605	Special District Services	Management Fee - Nov 2025		1,984.03	62,971.22
Bill	11/30/2025	5512063	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (ITID)Professional Services t...		1,442.50	64,413.72
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 Pontano Drain...		1,642.50	66,056.22
Bill	11/30/2025	269	RLP Property Services Inc	services thru 11/30/2025		54,613.28	120,669.50
Bill	11/30/2025	5512064	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General servic...		1,757.50	122,427.00
Bill	11/30/2025	5512066	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General Engin...		3,495.00	125,922.00
Bill Pmt -Check	12/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02PLILZCCBO4sjxb	21,619.17		104,302.83
Bill Pmt -Check	12/04/2025	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02BQAHEWBPT4sjlx	779.59		103,523.24
Bill Pmt -Check	12/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02CHBEOXCGV4sjlx7	34,897.33		68,625.91
Bill Pmt -Check	12/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02YMHJOUERD4sjlxf	1,984.03		66,641.88
Bill Pmt -Check	12/04/2025	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02WXFJFITVA4sjlxx	2,406.10		64,235.78
Bill	12/08/2025	33115	Tru-Flo Corporation	Service call to address front seal leak on gear-head S/N D702170...		1,060.56	65,296.34
Bill	12/15/2025	0007505907	Gannett Florida LocalIQ	NOTICE OF REG BOARD MTG 12-15-25		209.03	65,505.37
Bill	12/31/2025	2025-1749	Special District Services	Management Fee - Dec 2025		2,003.00	67,508.37
Bill	12/31/2025	5600011	Mock Roos Associates Inc.	Professional Services through December 31, 2025 General servic...		462.50	67,970.87
Bill	12/31/2025	270	RLP Property Services Inc	services thru 12/31/2025		33,281.02	101,251.89
Bill	12/31/2025	5600012	Mock Roos Associates Inc.	Professional Services through December 31, 2025 Pontano Drain...		185.00	101,436.89
Bill	12/31/2025	5600013	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profess...		775.00	102,211.89
Bill Pmt -Check	01/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02WFLPZUNE4xvncs	1,442.50		100,769.39
Bill Pmt -Check	01/08/2026	Bill.com	Kutak Rock	https://app02.us.bill.com/BillPay?id=blp02ZCOPYSZY4xvnd9	320.00		100,449.39
Bill Pmt -Check	01/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02HYJLHOXMS4xvncu	1,642.50		98,806.89
Bill Pmt -Check	01/08/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02UFFLSUFK14xvnd2	2,003.00		96,803.89
Bill Pmt -Check	01/08/2026	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02LUJSBTHTS4xvndk	209.03		96,594.86
Bill Pmt -Check	01/08/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02ZINYQIGJS4xvncn	54,613.28		41,981.58
Bill Pmt -Check	01/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02MEIMQFFXZ4xvncw	1,757.50		40,224.08
Bill Pmt -Check	01/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02IMISPLUUX4xvncy	3,495.00		36,729.08
Bill	01/31/2026	2026-1882	Special District Services	Management Fee - Jan 2026		2,001.80	38,730.88
Bill	01/31/2026	271	RLP Property Services Inc	services thru 01/31/2026		31,297.22	70,028.10
Bill	01/31/2026	5602016	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (ITID) Professional Services ...		277.50	70,305.60
Bill	01/31/2026	5602017	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profess...		1,030.00	71,335.60
Bill	01/31/2026	5602015	Mock Roos Associates Inc.	General services 2024-2025/ Outfall Lining Professional Services ...		185.00	71,520.60
Bill Pmt -Check	02/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02QYHSVFNEA51ifa7	2,001.80		69,518.80
Bill Pmt -Check	02/02/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02QQXKNTGHY51if9h	462.50		69,056.30
Bill Pmt -Check	02/02/2026	Bill.com	Tru-Flo Corporation	https://app02.us.bill.com/BillPay?id=blp02OXINHZGRF51if9u	1,060.56		67,995.74
Bill Pmt -Check	02/02/2026	Bill.com	Tru-Flo Corporation	https://app02.us.bill.com/BillPay?id=blp02WDHITAUBB51if9w	965.00		67,030.74

Cypress Grove Community Development District Transactions by Account

As of April 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	02/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02VKQWBTRZ51ifa1	33,281.02		33,749.72
Bill Pmt -Check	02/02/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02CPDFJEDNY51if9e	185.00		33,564.72
Bill	02/06/2026	0007597907	Gannett Florida LocalIQ	Notice of Change of Date of Reg Board Mtg (from 02/16/26)		209.03	33,773.75
Bill	02/28/2026	2026-2003	Special District Services	Management Fee - Feb 2026		2,047.82	35,821.57
Bill	02/28/2026	5603021	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profess...		960.00	36,781.57
Bill	02/28/2026	272	RLP Property Services Inc	services thru 02/28/2026		38,623.61	75,405.18
Bill Pmt -Check	03/04/2026	Bill.com	Tru-Flo Corporation	https://app02.us.bill.com/BillPay?id=blp02DCIHMJWJS56f8kl	3,126.49		72,278.69
Bill Pmt -Check	03/04/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02UWEEKVMNB56f8ju	31,297.22		40,981.47
Bill Pmt -Check	03/04/2026	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02EMXVLYSAL56f8kf	209.03		40,772.44
Bill Pmt -Check	03/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02VORKAOVRK56f8k6	2,047.82		38,724.62
Bill Pmt -Check	03/04/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02BOBTHCAHE56f8je	277.50		38,447.12
Bill Pmt -Check	03/04/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02JCOPRBSOB56f8j9	1,030.00		37,417.12
Bill Pmt -Check	03/04/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02NDEQMLB56f8j6	185.00		37,232.12
Bill Pmt -Check	03/18/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02QCGFVHPZK58pusm	960.00		36,272.12
Bill Pmt -Check	03/18/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02PXUNCUXPH58pusj	775.00		35,497.12
Bill	03/20/2026	03/20/2026	Dorothy Jacks Property Appraiser	Annual charge for tax roll administrative costs		150.00	35,647.12
General Journal	03/20/2026		Tru-Flo Corporation	Voided payment to Tru-Flo (payment made directly from the devel...		3,126.49	38,773.61
Bill	03/31/2026	2026-2119	Special District Services	Management Fee - Mar 2026		2,002.09	40,775.70
Bill	03/31/2026	5604019	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profess...		720.00	41,495.70
Bill	03/31/2026	273	RLP Property Services Inc	services thru 03/31/2026		61,883.47	103,379.17
Bill Pmt -Check	04/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02OLQVGHMYH5b6j00	38,623.61		64,755.56
Bill Pmt -Check	04/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02TAXHKVOKY5b6j05	2,002.09		62,753.47
Bill	04/21/2026	04/21/2026	PBC Tax Collector	Prorated Share of tax roll postage 2026		41.00	62,794.47
Bill	04/30/2026	2026-2240	Special District Services	Management Fee - Apr 2026		2,000.60	64,795.07
Total 01-2020 - Accounts Payable					369,936.74	318,569.94	64,795.07
TOTAL					369,936.74	318,569.94	64,795.07