



**CYPRESS GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JUNE 15, 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
June 15, 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. May 18, 2026 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
- I. Administrative Matters
 - 1. Engineer Report.....Page 12
 - 2. Operations Manager Report
 - 3. Managers' Report
 - a. Financial Status.....Page 35
 - 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

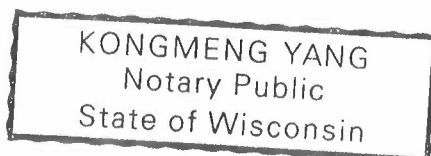
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CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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
REGULAR BOARD MEETING
MAY 18, 2026

A. CALL TO ORDER

District Manager Michael McElligott called the May 18, 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. 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, Rick Elsner, Larry Portnoy, 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

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. 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. April 20, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the April 20, 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 April 20, 2026, Regular Board Meeting, as presented.

J. OLD BUSINESS

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

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 18, 2026

K. NEW BUSINESS

**1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027
Proposed Budget**

Mr. McElligott presented Resolution No. 2026-01:

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.**

Mr. McElligott presented the budget. He pointed out the increase required for the payback that starts next year of the LOC used to do the Slip Lining and Pump project. After some discussion among the Board about some of the line items, the request of the Board was to have the increase reflect exactly the amount of the additional payment for the LOC, and to keep all other expenses as they were. There was then a **motion** made by Supervisor Elsner, seconded by Supervisor Portnoy, passing Resolution 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget as amended and setting the Public Hearing for August 17, 2026, at 8:00 a.m. The **motion** passed 5-0.

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, noting they had dropped 2' since January. He stated that they are still releasing a minimal amount of water to the west and south. He stated that there are no new updates on the overall County 5-year road program. He did go into some updates specifically regarding the current Northlake project. He also stated that there are no new updates on the SR 7, and that it is still progressing.

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 fuel is getting low and they will need to order some soon. Mr. Poyner updated the Board that the second pump engine has been sent to John Deere for repairs. We are still waiting to hear if it can be repaired, or if it needs to be replaced. Mr. Poyner stated that he had to buy some cold patch for potholes on Orange. He also went over an email from SFWMD regarding spraying needed mainly because of Huntley when they release.

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 18, 2026

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 reminded the Board to be on the lookout for their Form 1 reminder emails and reminded them that if the emails from the state do not come, the Board members still need to log on and do it themselves.

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 June 15, 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 8:40 A.M.

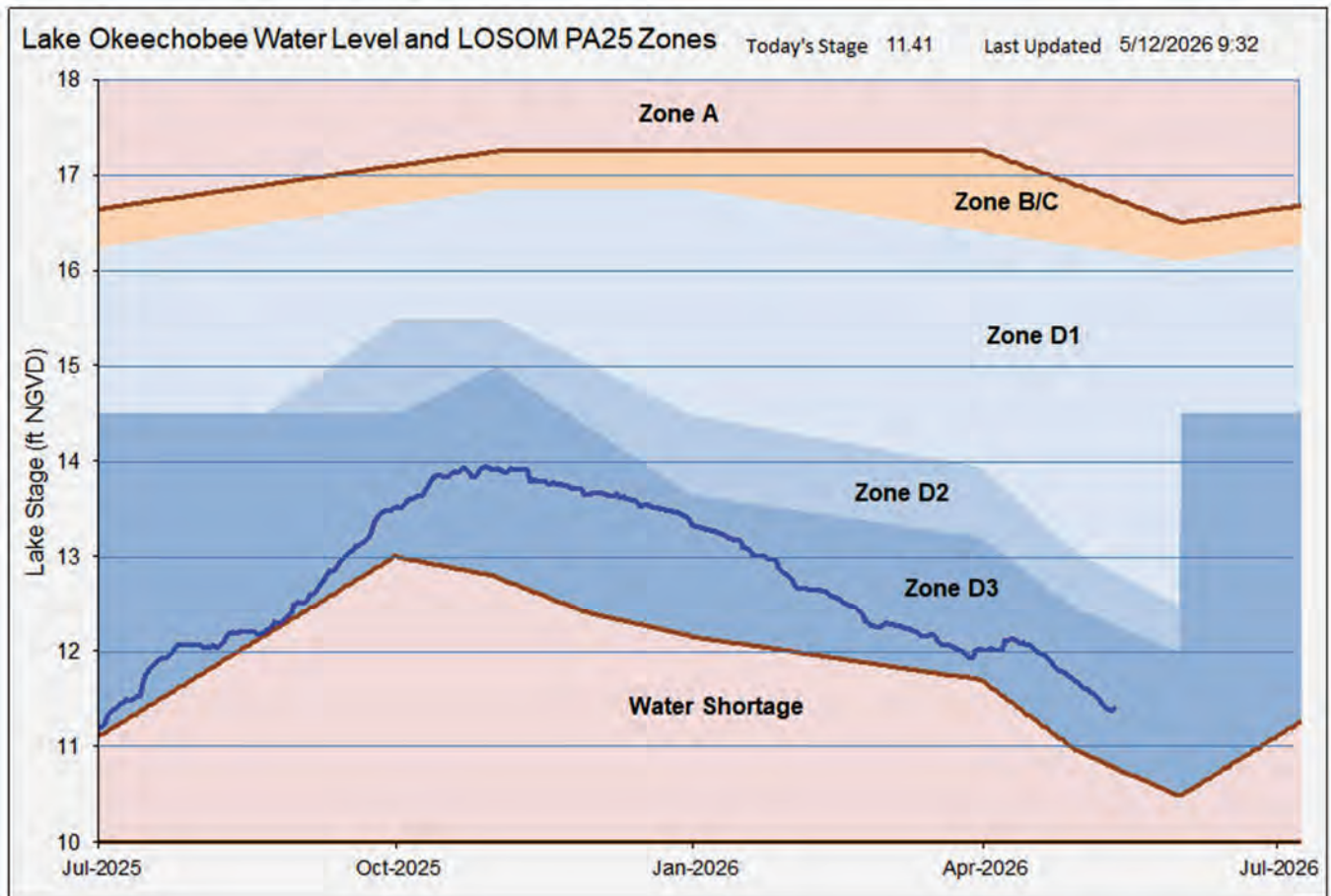
Secretary/Assistant Secretary

Chair/Vice Chair

**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 Task 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

Operations Report

5/18/26

- On May 17, 2026 the offsite L-8 Canal elevation at the North Pump was 11.0 and the onsite elevation was 18.7 The South Pump offsite elevation was 11.0 and the onsite elevation was 18.7 Lake Okeechobee water level is 11.40 April level was at 11.99
- 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 6650 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.

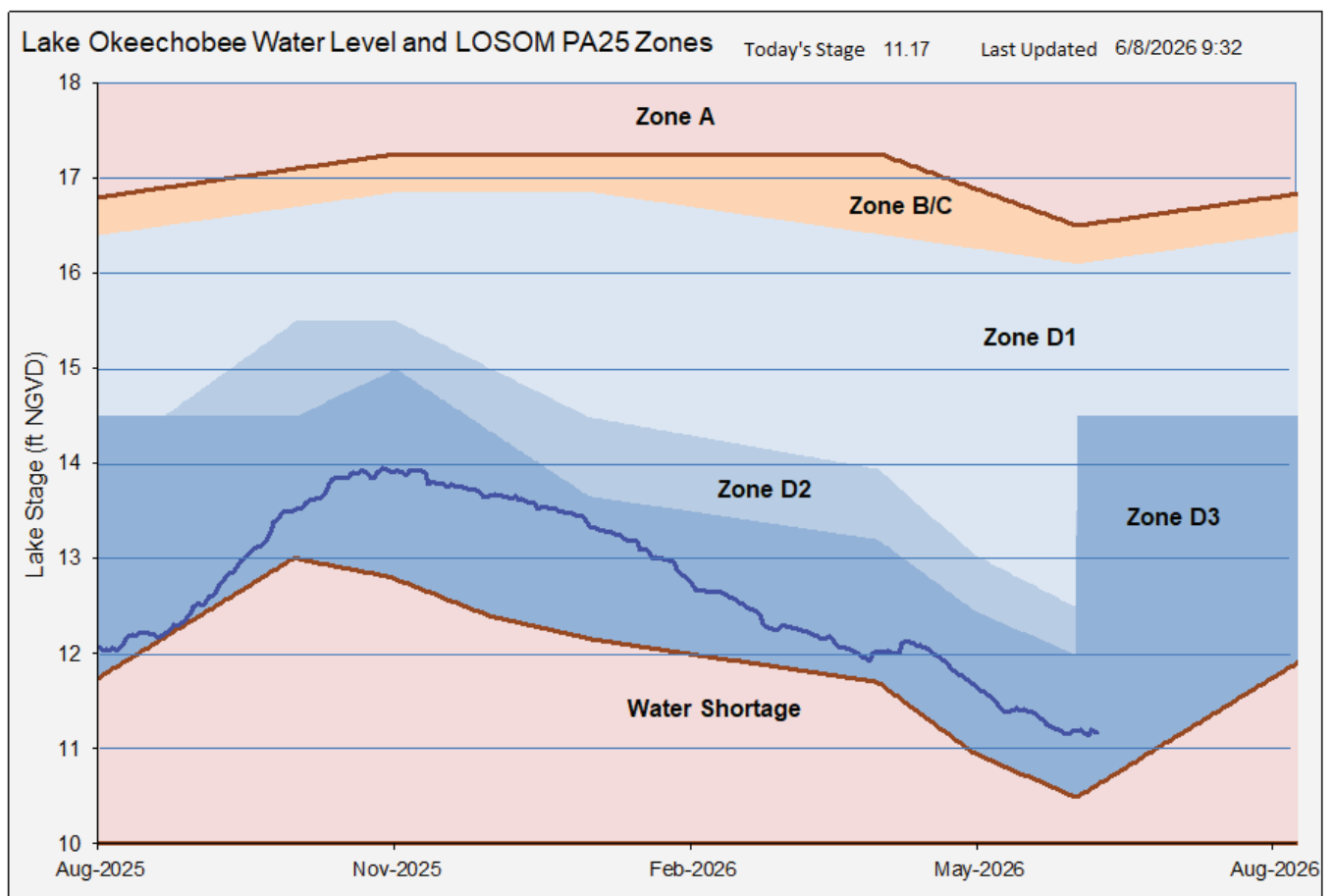
Future projects clean both sides of district canal banks.

- North & South 72" pipes & risers will need to be replaced. Structures are failing due to rust.
-
- Asphalt Road Patch.
- Fuel pump repairs ongoing.
- 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)
-
-

**Cypress Grove Community Development District
Engineer's Report for
June 15, 2026**

Current Lake Okeechobee Water Levels

On June 8, 2026, Lake level was at an elevation of 11.17 feet NGVD. The Lake Okeechobee water level is approximately 0.7 feet above the Water Shortage Zone. Reported minimal Lake releases are west into the Caloosahatchee River (552 cfs) and south into the Miami (266 cfs) and L-8 Canal (19 cfs). The L-8 Canal stage at West Palm Beach M Canal was at an elevation of 9.9 feet NGVD. At the May 28 meeting of the Palm Beach County Water Resources Task Force (WRTF), Paul Linton reported that the Lake O water level is 2 feet below the historical average. He also said there is a 25% likelihood of Lake O entering the water shortage zone.



Loxahatchee River CERP Restoration Project

At May 28, 2026, WRTF meeting SFWMD provide an update on the Loxahatchee River Restoration efforts. A copy of the slide presentation is attached.

Flow-way 1 (Through WPB Grassy Waters)

1. Project Features ▪ M-Canal Pump Station (S-100) ▪ Grassy Waters Triangle Regrading

2. Purpose ▪ Capture excess water from Indian Trail Improvement District Lower Basin that would otherwise be lost to tide and redirect to Northwest Fork of the Loxahatchee River.

3. Status ▪ Agreements and stakeholder engagement – Ongoing

4. Next Steps ▪ Modeling contract execution – June/July 2026 ▪ Preliminary design - to follow modeling ▪ Ready to Advertise ~2029

Flow-way 2-C18W Impoundment (Mecca Farms)

1. Project Features ▪ C-18W Impoundment & 4 co-located Aquifer Storage & Recovery (ASR) wells

2. Purpose ▪ Provide water delivery to the Northwest fork of the Loxahatchee River to achieve restoration target flows ▪ Capture water that would otherwise be sent to tide and redirect to the Northwest fork of the Loxahatchee River

3. Status ▪ Revised Layout Refer to slide on page 14 Preliminary design underway - Jan 2027 ▪ Agreements and stakeholder engagement - Ongoing

4. Next Steps ▪ Intermediate and final design contract ▪ Ready to Advertise ~2029

County Five-Year Road Program -Fiscal Year (No updated since May 2026)

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SFWMD Water Use Permit

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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.

Agenda

1. Project Overview
2. Purpose, Objectives, and Benefits
3. Flow-way 1 Status Update
4. Flow-way 2 Deep Dive
 - C-18W Impoundment
 - Revised layout and Design Progress
 - FPL Relocation
5. Flow-way 3 Status Update
6. Discussion

Overall Project Status

Tasks Completed:

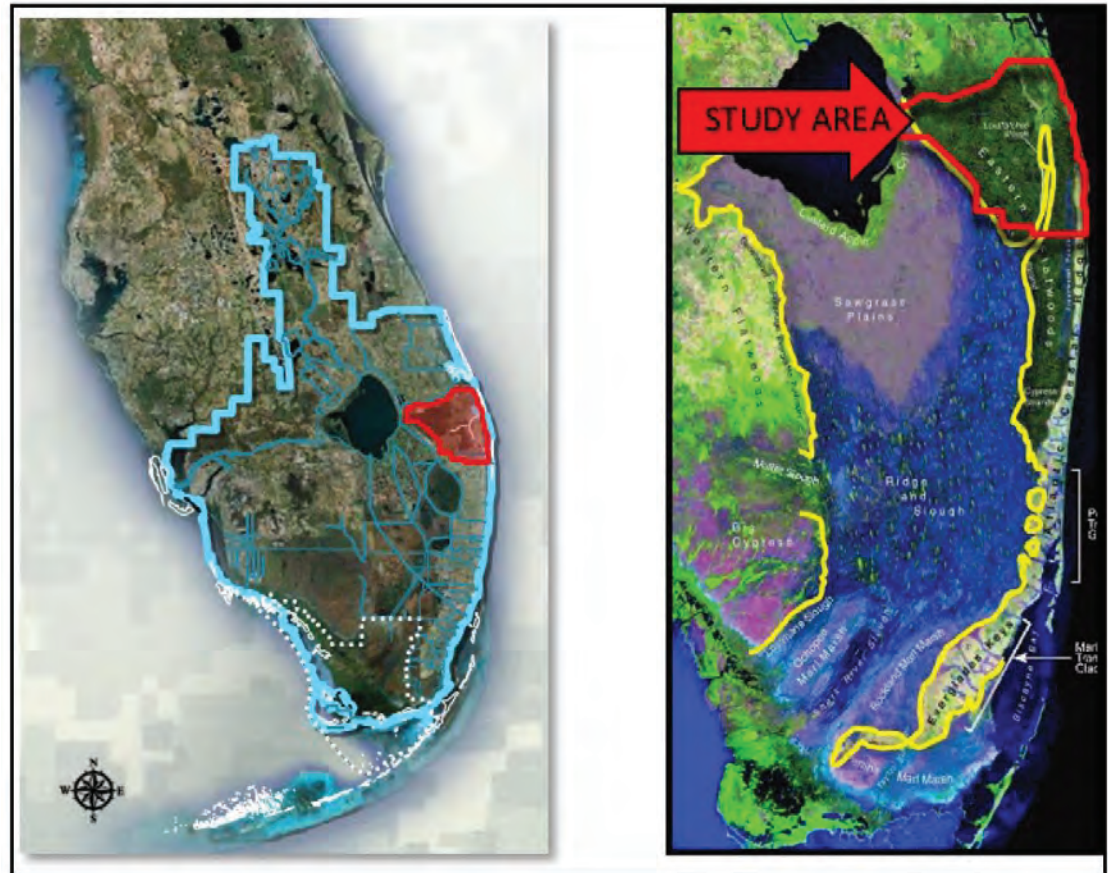
-  Project authorized by Congress – Water Resources Development Act 2020
-  Restricted Allocation Area (RAA) rulemaking – June 2022
-  Pre-partnership Credit Agreement (PPCA) – July 2022

Tasks Underway:

-  Preliminary Design
-  Relocations
-  Permitting
-  Agreement Discussions

Project Study Area

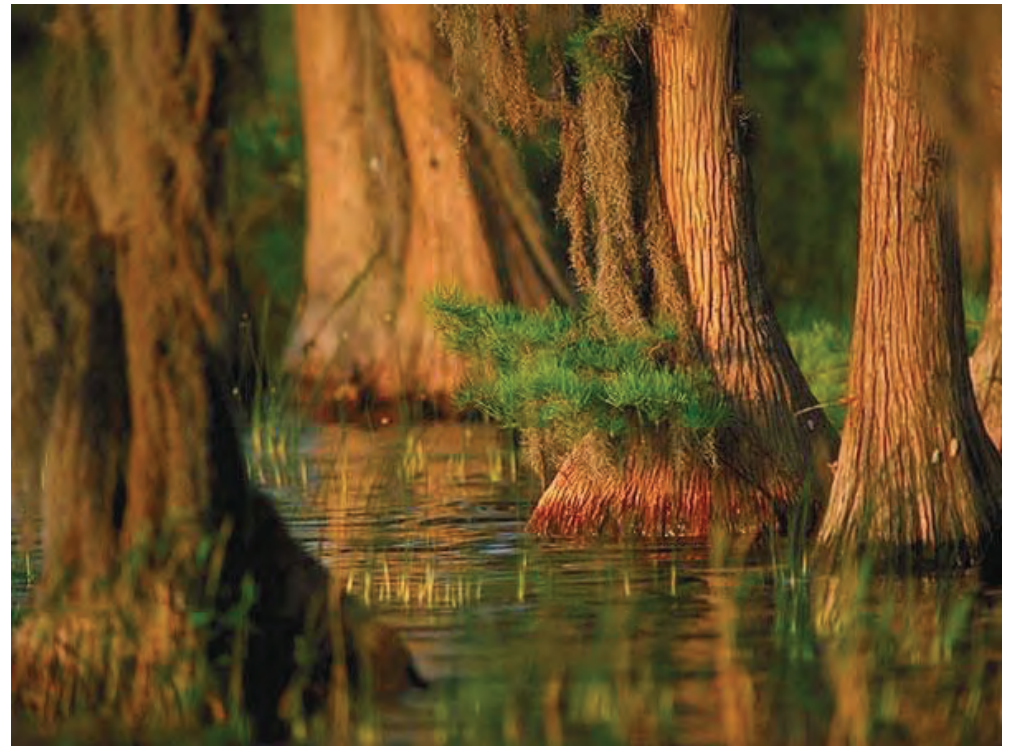
1. Study area is ~480,000 acres (~750 mi²)
2. Current land use
 - Highly urbanized in east
 - Natural areas in west and north
3. Historically dominated by mosaic of wetlands, upland and sloughs



Purpose of the LRWRP

Project Purpose

- Improve freshwater **flows** to the Northwest Fork of the Loxahatchee River
- Restore the **hydrology** and **connectivity** of wetlands and watersheds that form the historic headwaters of the river



Objectives

Objective 1: Restore wet and dry season **flows** to the River

Objective 2: Restore oysters, seagrass and other estuarine communities in the **Estuary**

Objective 3: Increase spatial extent and function of wetlands

Objective 4: Restore watershed **connections** among the headwater natural areas to improve hydrology, sheetflow, hydroperiods, natural storage and vegetative communities

Objective 5: Restore **abundance** and **diversity** of native plant and animal species in watershed



Project Benefits

1. Northwest Fork of Loxahatchee River target flows
 - 91% dry season,
 - 30-day average at least 69 cubic feet per second (cfs)
 - 98% wet season
 - at least 120 cubic feet per second (cfs) for 120 days
2. Improves watershed wetland hydrology
 - 17,000 acres existing or former agricultural lands
 - 10,000 acres existing natural areas
3. Improves/maintains ecological connectivity for ~78,000 acres
4. Provides additional recreation opportunities



Authorized Plan: Alt 5R

Flow Way 3

- 1 - Kitching Creek
- 2 - Moonshine Creek/Gulfstream East
- 3 - Cypress Creek Canal Improvements
- 4 - Gulfstream West Flow Thru Marsh
- 5 - Palmar East

Flow Way 2

- 6 - C-18W Impoundment (9,500 ac/ft & 4 Aquifer Storage & Recovery (ASR) wells)

Flow Way 1

- 7 - G-160 Structure (built)
- 8 - G-161 Structure (built)
- 9 - Grassy Waters Triangle
- 10 - M-1 Pump Station

sfwmd.gov



Flow-way 1



Flow-way 1

1. Project Features
 - M-Canal Pump Station (S-100)
 - Grassy Waters Triangle Regrading
2. Purpose
 - Capture excess water from Indian Trail Improvement District Lower Basin that would otherwise be lost to tide and redirect to Northwest Fork of the Loxahatchee River.
3. Status
 - Agreements and stakeholder engagement – Ongoing
4. Next Steps
 - Modeling contract execution – June/July 2026
 - Preliminary design - to follow modeling
 - Ready to Advertise ~2029



Flow-way 2 – C-18W Impoundment



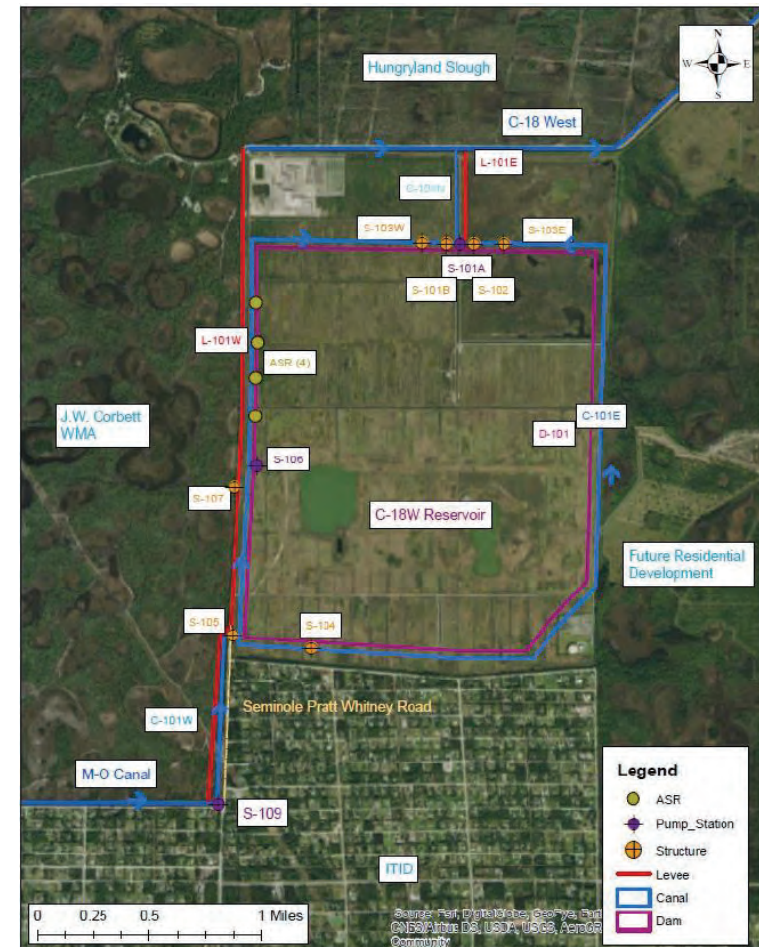
Flow-way 2

1. Project Features

- C-18W Impoundment & 4 co-located Aquifer Storage & Recovery (ASR) wells

2. Purpose

- Provide water delivery to the Northwest fork of the Loxahatchee River to achieve restoration target flows
- Capture water that would otherwise be sent to tide and redirect to the Northwest fork of the Loxahatchee River.



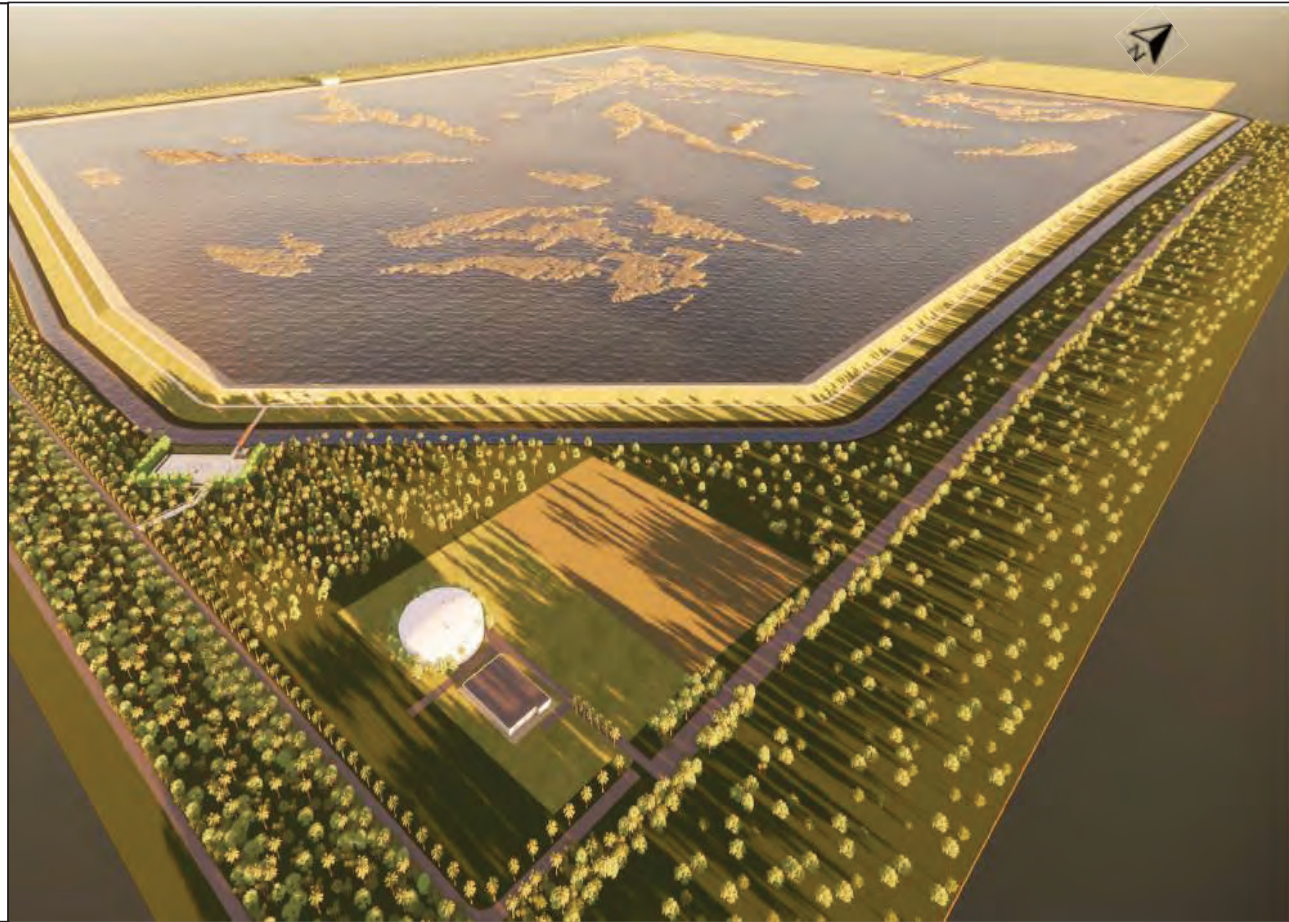
Flow-way 2

1. Status

- Preliminary Design Contract (Arcadis) - Executed July 2023
- Design Charette - Sep 2024
- Site investigations - ongoing
- Preliminary design underway - Jan 2027
- Agreements and stakeholder engagement - Ongoing

2. Next Steps

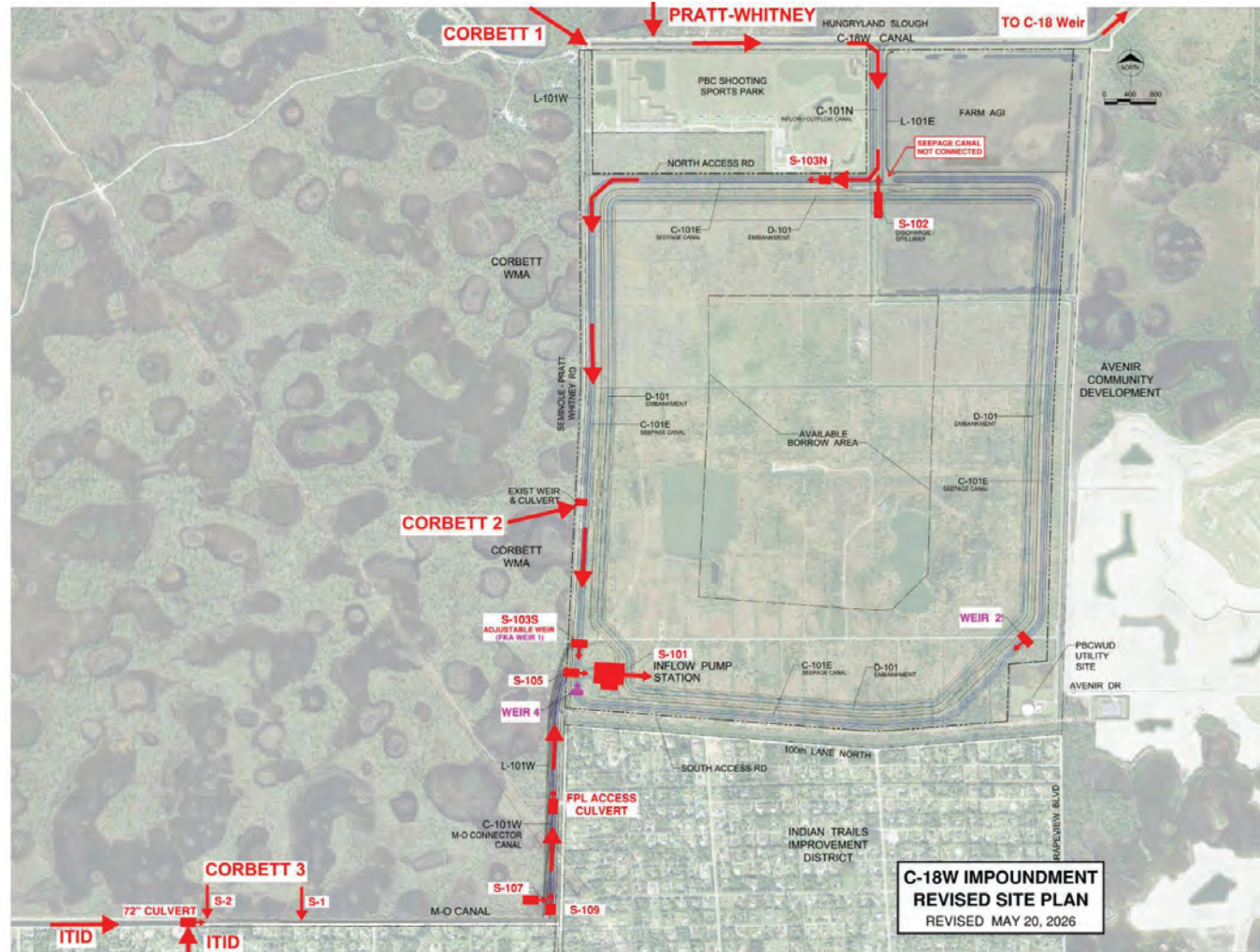
- Intermediate and final design contract
- Ready to Advertise ~2029



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Revised Flow-way 2 Layout Post Design Charette (Sep-2024)

1. S-101 single inflow pump station SW corner (3 pumps in PIR)
2. S-102 combined discharge and emergency spillway
3. S-109 adjustable weir gate
 - Prevents over draining Indian Trail Improvement District during routine operation
 - Operable during high water events
4. Weirs in seepage canal
 - Maintain lower water levels adjacent to Avenir and Indian Trail Improvement District

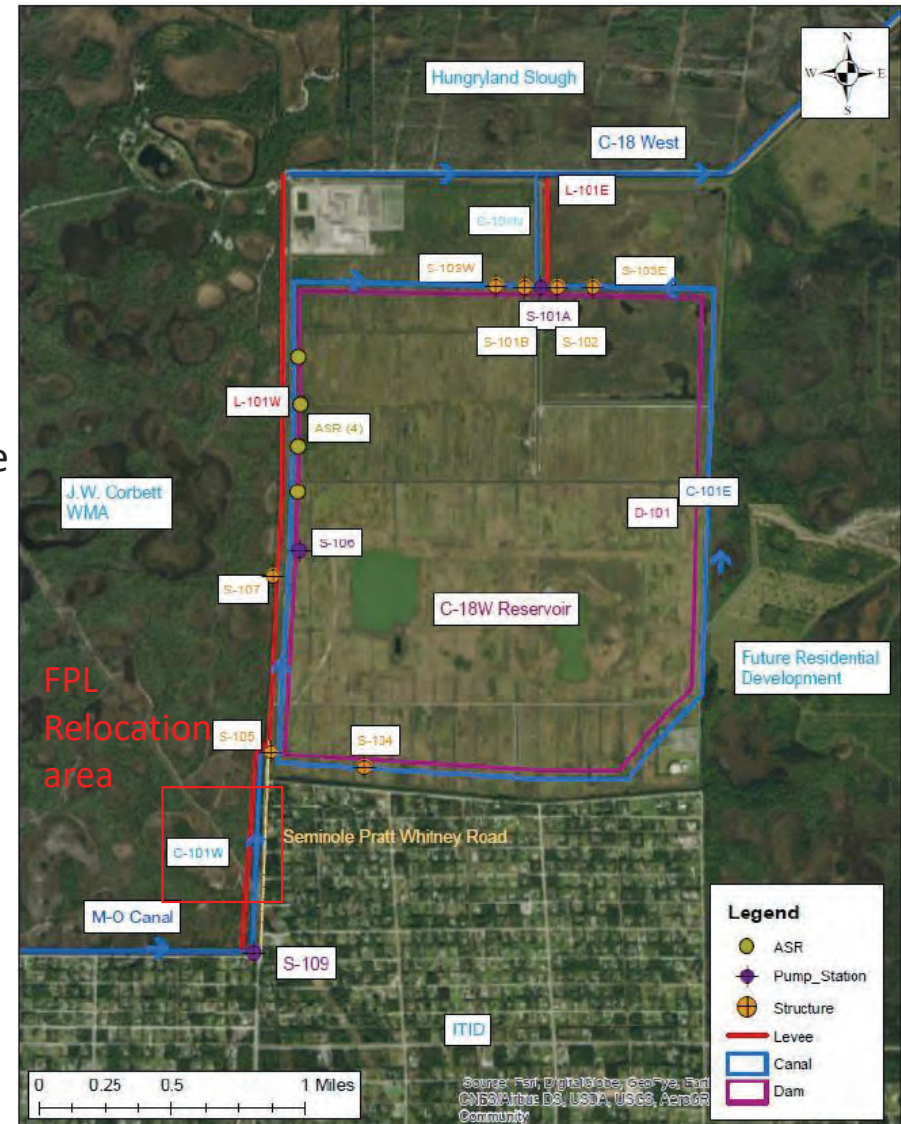


Flow-way 2 Florida Power & Light Relocation/C-101W/L-101W

1. Transmission poles in M-O connector canal footprint
 - Vertical clearance issue, lines too low to work under
 - Construction of C-101W/L-101W requires relocation
2. Preliminary design complete, final cost estimate June
 - ~\$6M to move poles



sfwmd.gov

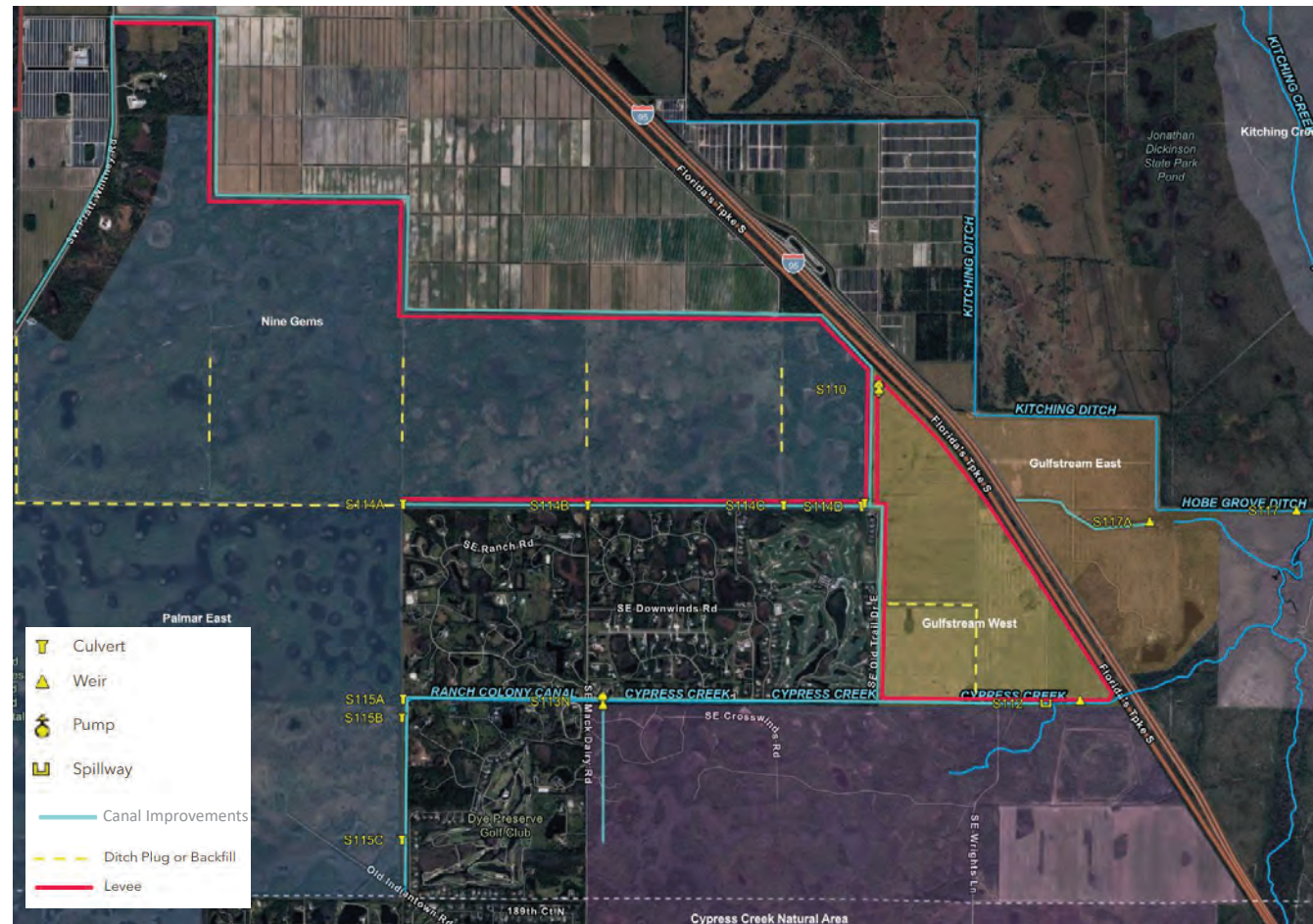


Flow-way 3



Flow-way 3 Status

1. Design contract (WSP) - executed Nov 2022
2. Site investigations and semi-regional modeling – complete Apr 2026
3. Preliminary Design of Gulfstream East and Kitching Creek - Ongoing
4. Permitting, Cultural Resources Surveys and Environmental Site Remediation - Ongoing
5. Gulfstream East and Kitching Creek Ready to Advertise ~ late 2027
6. Design contract West of I-95 – pending



Design for Kitching Creek



1. Small pump station (S-116), buried pressurized pipe, bubble up outlet, maintenance road
2. Received letter of consent from DEP Division of Recreation and Parks – Jan 2026
3. Easement, permit, agreement discussions – ongoing
4. Project Implementation Report design included weir and spreader swales
 - Low Design Maturity resulted in new design concept
 - Similar challenges in all flow-ways

Discussion

sfwmd.gov

Cypress Grove Community Development District

Profit & Loss

06/08/26

October 2025 through May 2026

Accrual Basis

	Oct '25 - May 26
Ordinary Income/Expense	
Income	
01-3100 · O&M Assessments	650,231.44
01-3830 · Assessment Fees	-7,518.92
01-3831 · Assessment Discounts	-25,056.56
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	629,129.65
Expense	
01-1310 · Engineering	11,890.00
01-1311 · Management Fees	16,000.00
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	10.35
01-1540 · Dues, License & Subscriptions	175.00
01-1803 · Aquatic Plant Control	46,656.03
01-1804 · Pump Operations & Maintenance	150,807.54
01-1805 · Canal Maintenance	43,624.50
01-1806 · Road Grading	15,656.97
01-1807 · Fuel	39,838.47
01-1816 · Pipe Slip Lining / N Pump	25,587.23
01-3001 · Interest on Line of Credit	13,996.44
Total Expense	373,058.52
Net Ordinary Income	256,071.13
Other Income/Expense	
Other Income	
01-3101 · Line of Credit Proceeds	175,788.72
Total Other Income	175,788.72
Other Expense	
01-3000 · LOC Draw	73,568.97
Total Other Expense	73,568.97
Net Other Income	102,219.75
Net Income	358,290.88

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06/08/26

Accrual Basis

Cypress Grove Community Development District Profit & Loss Detail

October 2024 through May 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
Total 01-3100 · O&M Assessments					0.00	650,179.32	650,179.32
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 D...	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
Total 01-3830 · Assessment Fees					7,517.36	0.00	-7,517.36
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
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
Total 01-9400 · Miscellaneous Revenue					0.00	12.48	12.48
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...		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
Total 01-9410 · Interest Income (GF)					0.00	6,958.75	6,958.75
Total Income					32,493.13	664,240.32	631,747.19
Expense							

October 2024 through May 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
01-1310 · Engineering							
Bill	10/31/2024	5411005	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2024-2025 Professional Services t...	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 t...	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 t...	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 t...	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 t...	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 t...	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 t...	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 t...	4,740.00		38,249.70
Total 01-1310 · Engineering					38,249.70	0.00	38,249.70
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
Total 01-1311 · Management Fees					16,000.00	0.00	16,000.00
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
Total 01-1315 · Legal Fees					3,000.50	0.00	3,000.50
01-1450 · Insurance							
Bill	10/01/2024	17818910	Risk Management Associates Inc.	Invoice#17818910 Policy #PK FL1 0504962 24-22 10/01/2024-10/01/2025Prefe...	6,895.00		6,895.00
Bill	10/01/2024	21509557	Risk Management Associates Inc.	Invoice#21509557 Policy #PK FL1 0504962 24-22 10/01/2024-10/01/2025Prefe...	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
Total 01-1480 · Legal Advertisements					230.66	0.00	230.66
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
Total 01-1513 · Postage and Delivery					41.38	0.00	41.38
01-1514 · Office Supplies							
Bill	10/31/2024	2024-1503	Special District Services	copier charges Sep 2024	2.85		2.85

Cypress Grove Community Development District
Profit & Loss Detail

October 2024 through May 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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
Total 01-1514 · Office Supplies					31.95	0.00	31.95
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
Total 01-1803 · Aquatic Plant Control					32,842.50	0.00	32,842.50
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 DI...	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
Total 01-1804 · Pump Operations & Maintenance					168,153.63	0.00	168,153.63
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
Total 01-1805 · Canal Maintenance					53,832.76	0.00	53,832.76
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
Total 01-1806 · Road Grading					18,735.34	0.00	18,735.34
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

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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 LI...	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 fue...	22,101.80		216,485.26
Total 01-1816 · Pipe Slip Lining / N Pump					216,485.26	0.00	216,485.26
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
01-3500 · Bank Loan Fees (COI)							
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
Total 01-3500 · Bank Loan Fees (COI)					5,850.00	0.00	5,850.00
Total Expense					599,680.95	25.00	599,655.95
Net Ordinary Income					632,174.08	664,265.32	32,091.24
Net Income					632,174.08	664,265.32	32,091.24

Cypress Grove Community Development District
Balance Sheet
As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1010 · Seacoast Operating 1878	543,679.59
Total Checking/Savings	543,679.59
Total Current Assets	543,679.59
Other Assets	
01-8121 · Accounts Receivable (A/R)	11.48
Total Other Assets	11.48
TOTAL ASSETS	543,691.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	44,888.63
Total Accounts Payable	44,888.63
Credit Cards	
01-2791 · Seacoast Line of Credit	293,465.88
Total Credit Cards	293,465.88
Total Current Liabilities	338,354.51
Total Liabilities	338,354.51
Equity	
01-3891 · Fund Balance (9-30-22)	203,012.42
99-9999 · Retained Earnings	-355,966.74
Net Income	358,290.88
Total Equity	205,336.56
TOTAL LIABILITIES & EQUITY	543,691.07

Cypress Grove Community Development District Transactions by Account

Accrual Basis		As of May 31, 2026						
Type	Date	Num	Name	Memo	Debit	Credit	Balance	
01-2020 - Accounts Payable								
Bill	10/01/2025	490-09172500000...	Palm Beach- Brd of County Comm...	Cypress Grove C.D.D. N-ADV Property Data Prep - 2025 FY 25/26 - P...		1,120.00	116,161.87	
Bill	10/01/2025	22020380	Risk Management Associates Inc.	Invoice#22020380Policy #PK FL1 0504962 25-23 10/01/2025-10/01/20...		7,227.00	117,281.87	
Bill	10/01/2025	92025	Florida Commerce	inv#92025 FY 2025/2026 Special District Fee		175.00	124,508.87	
Bill Pmt -Check	10/02/2025	Bill.com	Palm Beach- Brd of County Comm...	https://app02.us.bill.com/BillPay?id=blp02UWNJBWBLT4imgbm	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=blp02JQNXPTED4imgbg	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 & In...		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 flangeatt...		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 LocalQ	10/1/25 Fiscal Year 2025/2026 Meeting Schedule 10/21/25-10/28/25 ...		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=blp02NEOJN3UVF4nq6t4	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=blp02KTMOKHTMO4nq6u5	1,750.00		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 throu...		1,442.50	64,413.72	
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 Pontano Drainage/ I...		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 services 2...		1,757.50	122,427.00	
Bill	11/30/2025	5512066	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General Engineerin...		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=blp02PLILZCCB04sxbjb	21,619.17		104,302.83	
Bill Pmt -Check	12/04/2025	Bill.com	Gannett Florida LocalQ	https://app02.us.bill.com/BillPay?id=blp02BQAHEWBPT4sxljo	779.59		103,523.24	
Bill Pmt -Check	12/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02CHBEOXCGV4sxlj7	34,897.33		68,625.91	
Bill Pmt -Check	12/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02YMHJOUUEDR4sxlxi	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=blp02WXFJF1TV4sxljk	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, on ...		1,060.56	65,296.34	
Bill	12/15/2025	0007505907	Gannett Florida LocalQ	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 services 2...		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 Drainage/ I...		185.00	101,436.89	
Bill	12/31/2025	5600013	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional...		775.00	102,211.89	
Bill Pmt -Check	01/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02WFQLPZUNE4xvncs	1,442.50		100,769.39	
Bill Pmt -Check	01/08/2026	Bill.com	Kutak Rock	https://app02.us.bill.com/BillPay?id=blp02ZCOPYSZCY4xvnd9	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=blp02UFFLSUFK14xvndj	2,003.00		96,803.89	
Bill Pmt -Check	01/08/2026	Bill.com	Gannett Florida LocalQ	https://app02.us.bill.com/BillPay?id=blp02LUJSBTHT54xvndk	209.03		96,594.86	
Bill Pmt -Check	01/08/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02IZNYQIGJ54xvncn	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 thro...		277.50	70,305.60	
Bill	01/31/2026	5602017	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional...		1,030.00	71,335.60	
Bill	01/31/2026	5602015	Mock Roos Associates Inc.	General services 2024-2025/ Outfall Lining Professional Services throu...		185.00	71,520.60	
Bill Pmt -Check	02/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02QYHVSFNEA51ifa7	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=blp02OXINH2GRFS1if9u	1,060.56		67,995.74	
Bill Pmt -Check	02/02/2026	Bill.com	Tru-Flo Corporation	https://app02.us.bill.com/BillPay?id=blp02WDHITAUBS51if9w	965.00		67,030.74	
Bill Pmt -Check	02/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02VKQWB7TORZ51ifa1	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=blp02CPDFJEDN51if9e	185.00		33,564.72	
Bill	02/06/2026	0007597907	Gannett Florida LocalQ	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 Professional...		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 LocalQ	https://app02.us.bill.com/BillPay?id=blp02EMXVLYSAL56f8ki	209.03		40,772.44	
Bill Pmt -Check	03/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02VORKA0VRK56f8k6	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=blp02NDEQMQLMB56f8j6	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 developer)		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 Professional...		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	
Bill	04/30/2026	5605010	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional...		900.00	65,695.07	
Bill	04/30/2026	274	RLP Property Services Inc	services thru 04/30/2026		41,987.58	107,682.65	
Bill Pmt -Check	05/04/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02HBDFDUUFUY5g2a4w	720.00		106,962.65	
Bill Pmt -Check	05/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02DFVMRCCKZ5Sg2a4u	2,000.60		104,962.05	
Bill Pmt -Check	05/04/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02NVMEJWQYVY5g2a4s	61,883.47		43,078.58	
Bill Pmt -Check	05/04/2026	Bill.com	Dorothy Jacks Property Appraiser	https://app02.us.bill.com/BillPay?id=blp02UJYQMOQJ5g2a4y	150.00		42,928.58	
Bill Pmt -Check	05/04/2026	Bill.com	PBC Tax Collector	https://app02.us.bill.com/BillPay?id=blp02IELZVPXHM5g2a50	41.00		42,887.58	
Bill	05/31/2026	2026-2395	Special District Services	Management Fee - May 2026		2,001.05	44,888.63	
Total 01-2020 - Accounts Payable					434,731.81	363,458.57	44,888.63	
TOTAL					434,731.81	363,458.57	44,888.63	