



**CYPRESS GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 17, 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 & PUBLIC HEARING
August 17, 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. June 15, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 12
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 13
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 19
- J. Administrative Matters
 - 1. Engineer Report.....Page 21
 - 2. Operations Manager Report
 - 3. Managers’ Report
 - a. Financial Status.....Page 22
 - b. Other
- K. Board Member Comments
- L. Announce Next Board Meeting
- M. Adjourn

Publication Date
2026-08-04

Subcategory
Miscellaneous Notices

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET AND
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

NOTICE IS HEREBY GIVEN that the Cypress Grove Community Development District (the District) will hold a Public Hearing and Regular Board Meeting (the Meeting) of its Board of Supervisors (the Board) on August 17, 2026, at 8:00 a.m., or as soon thereafter as can be heard, at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472. The Public Hearing is being held for the necessary purpose of considering the Fiscal Year 2026/2027 Final Budget. The Meeting is being held for the necessary public purpose of considering agenda items related to the District. At such time, the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or mmcelligott@sdsinc.org (the District Managers Office) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT

www.cypressgrovecdd.org

12502256 July 28, Aug 4, 2026

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 15, 2026

A. CALL TO ORDER

District Manager Michael McElligott called the June 15, 2026, Regular Board Meeting of the Cypress Grove Community Development District to order at 8:00 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, 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. May 18, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the May 18, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being none, a **motion** was made by Supervisor Portnoy, seconded by Supervisor Duhaney, and **passed 4-0** to approve the minutes of the May 18, 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
JUNE 15, 2026

K. NEW BUSINESS

There was 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, which are low, but just above the water shortage stage. He stated that they are still doing minimal releasing. Mr. Wertepny gave an update on the Loxahatchee River Restoration plan stemming from a presentation he attended. He stated that there are no new updates on the overall County 5-year road program. He also stated that there are no new updates on the SR 7, and that it is still progressing forward.

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 did state that he was trying to meet up with Pontana this week to talk about the agreement. Mr. Poyner stated that fuel is getting low, but he is trying to hold off on ordering more to see if prices come down a little. He updated the Board that the Marie Court project has started. He also went over pictures of a washout on Louise that is an ITID owned road. He sent an email to ITID about it. Mr. Poyner updated the Board that the last pump engine we sent to John Deere is still being tested to see if we need to replace or repair.

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 about their Form 1.

M. BOARD MEMBER COMMENTS

There was some discussion regarding quorum for the July meeting. Due to multiple conflicts, Board consensus was to cancel the July meeting and meet again in August.

N. ANNOUNCEMENT OF NEXT MEETING DATE

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 15, 2026

The Chair announced that the next meeting would occur on August 17, 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 8:21 A.M.

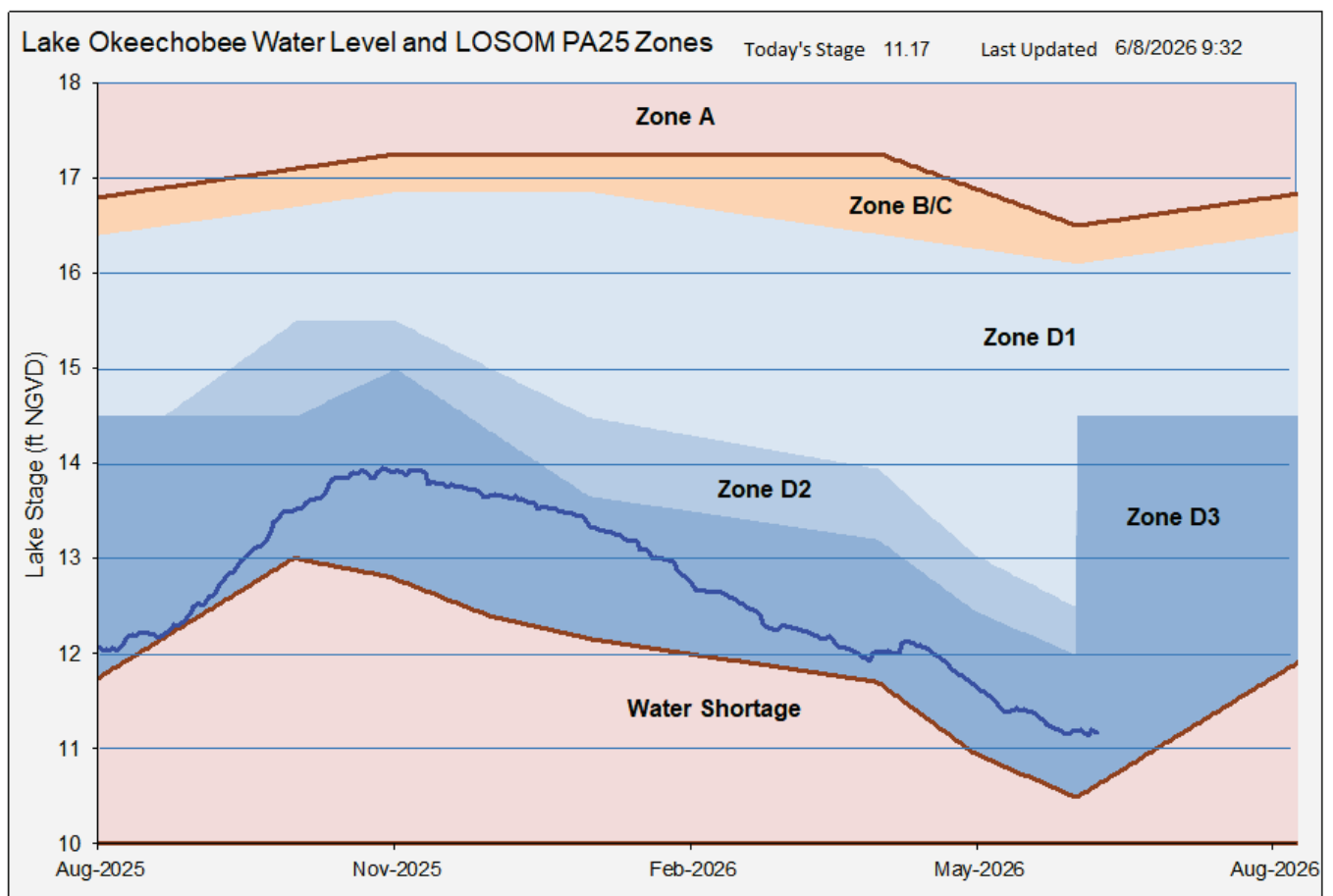
Secretary/Assistant Secretary

Chair/Vice Chair

**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)

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 the Railroad crossing start up date in August 2026 and the project to be completed by the end of 2026.
- (2) S. of 78th Place North to S. of Northlake Blvd. 1.3 mi., 5 L. Design is underway, and construction is estimated at \$10 million in FY 2028

SR 7 Extension from Okeechobee BLVD to Northlake Blvd (NO 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

The quarterly water use report (February-May 2026) is due to SFWMD.

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

6/15/26

- On June 14, 2026 the offsite L-8 Canal elevation at the North Pump was 9.8 and the onsite elevation was 16.5 The South Pump offsite elevation was 9.8 and the onsite elevation was 16.5 Lake Okeechobee water level is 11.05 May level was at 11.40
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- Preparing April & May pump reports for 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 6900 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. Long reach summer Maintenance (\$20,000.00)
 5. Reshape canal banks section 28. (\$21,000.00)
 6. Reshape & Remove Rock through CDD Canal Banks. (Rock Removal Only \$4000.00)
 - 7.
 - 8.
 - 9.
 - 10.
 11. 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)
-
- FPL washout Louise Street.
-
- 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)
-
-

Publication Date
2026-08-04

Subcategory
Miscellaneous Notices

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET AND
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Meetings may be cancelled from time to time without advertised notice.

District Manager

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT

www.cypressgrovecdd.org

12502256 July 28, Aug 4, 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Cypress Grove Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 17th day of August, 2026.

ATTEST:

**CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cypress Grove Community Development District

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

CONTENTS

- I DETAILED FINAL BUDGET**
- II DETAILED FINAL DEBT SERVICE FUND BUDGET**
- III ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE & MAINTENANCE ASSESSMENTS	654,160	653,555	801,614	\$117.00 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	
MISCELLANEOUS REVENUES	1,800	0	0	Balance Brought Forward from Last Year
TOTAL REVENUES	\$ 671,091	\$ 661,859	\$ 811,864	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
MANAGEMENT	24,000	24,000	24,000	
LEGAL	3,846	5,000	5,000	
ENGINEERING	49,032	40,000	35,000	
INSURANCE	6,953	14,000	9,000	
AUDIT FEES	5,000	5,100	5,200	
POSTAGE	90	100	100	
PUBLICATION, ADVERTISING, & DUES	696	3,000	3,000	
MISCELLANEOUS	284	1,000	1,000	
ISS FEE	0	0	0	
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,900	\$ 92,200	\$ 82,300	
MAINTENANCE EXPENDITURES				
AQUATIC PLANT CONTROL	49,056	55,000	70,000	
PUMP OPERATION & MAINTENANCE	233,331	235,000	250,000	
ROAD GRADING	28,424	40,000	40,000	
CANAL MAINTENANCE	80,443	105,000	105,000	
FUEL	38,734	70,000	70,000	
PIPE LINING / PUMP	365,996			
TOTAL MAINTENANCE EXPENDITURES	\$ 795,985	\$ 505,000	\$ 535,000	
TOTAL EXPENDITURES	\$ 885,885	\$ 597,200	\$ 617,300	
REVENUES LESS EXPENDITURES	\$ (214,795)	\$ 64,659	\$ 194,564	
LOC PAYMENTS	(32)	(25,000)	(142,275)	P = \$125,000 I = \$17,275.24
BALANCE	\$ (214,826)	\$ 39,659	\$ 52,289	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,490)	(13,071)	(16,032)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(24,976)	(26,142)	(32,065)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (243,292)	\$ 446	\$ 4,192	
RESERVE FOR CONTINGENCIES	0	446	4,192	Balance Forward to Next Year
NET EXCESS/ (SHORTFALL)	\$ (243,292)	\$ -	\$ -	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	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 Assessment Comparison

	Fiscal Year 2023/2024 Assessment	Fiscal Year 2024/2025 Assessment	Fiscal Year 2025/2026 Assessment	Fiscal Year 2026/2027 Projected Assessment
Administrative & Maintenance	\$ 75.39	\$ 95.39	\$ 95.39	\$ 117.00
Debt	\$ -	\$ -	\$ -	\$ -
Total	\$ 75.39	\$ 95.39	\$ 95.39	\$ 117.00

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

District Information:

Total Acres 6,851.40

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Cypress Grove Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of August, 2026

ATTEST:

**CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 2026/2027 at 8:00 a.m. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472, on:

**October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027**

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

PUBLISH: PALM BEACH POST

ENGINEER REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Cypress Grove Community Development District

08/10/26

Profit & Loss

Accrual Basis

October 2025 through July 2026

	Oct '25 - Jul 26
Ordinary Income/Expense	
Income	
01-3100 · O&M Assessments	654,189.99
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)	8,382.36
Total Income	639,386.64
Expense	
01-1310 · Engineering	14,880.00
01-1311 · Management Fees	20,000.00
01-1315 · Legal Fees	320.00
01-1320 · Audit Fees	5,100.00
01-1450 · Insurance	7,227.00
01-1480 · Legal Advertisements	1,197.65
01-1513 · Postage and Delivery	71.34
01-1514 · Office Supplies	20.25
01-1540 · Dues, License & Subscriptions	175.00
01-1803 · Aquatic Plant Control	52,704.03
01-1804 · Pump Operations & Maintenance	185,257.23
01-1805 · Canal Maintenance	61,147.97
01-1806 · Road Grading	22,363.32
01-1807 · Fuel	39,838.47
01-1815 · Miscellaneous Maintenance	25.00
01-1816 · Pipe Slip Lining / N Pump	25,587.23
01-3001 · Interest on Line of Credit	13,996.44
Total Expense	449,910.93
Net Ordinary Income	189,475.71
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	291,695.46

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Accrual Basis

Cypress Grove Community Development District

Profit & Loss Detail

October 2025 through July 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Ordinary Income/Expense							
Income							
01-3100 - O&M Assessments							
Deposit	12/03/2025		Palm Beach County Tax Collector	O&M Assessments		482,225.06	482,225.06
Deposit	12/05/2025		Palm Beach County Tax Collector	O&M Assessments		121,473.44	603,698.50
Deposit	12/10/2025		Palm Beach County Tax Collector	O&M Assessments		7,675.08	611,373.58
Deposit	01/07/2026		Palm Beach County Tax Collector	O&M Assessments		13,412.79	624,786.37
Deposit	02/11/2026		Palm Beach County Tax Collector	O&M Assessments		3,838.49	628,624.86
Deposit	03/11/2026		Palm Beach County Tax Collector	O&M Assessments		11,262.73	639,887.59
Deposit	04/22/2026		Palm Beach County Tax Collector	O&M Assessments		282.16	640,169.75
Deposit	05/06/2026		Palm Beach County Tax Collector	O&M Assessments		10,041.69	650,211.44
Deposit	07/01/2026		Palm Beach County Tax Collector	O&M Assessments		3,956.55	654,168.99
Total 01-3100 - O&M Assessments					0.00	654,168.99	654,168.99
01-3830 - Assessment Fees							
Bill	10/01/2025	490-0917250000000000	Palm Beach- Bld of County Commissioners	Cypress Grove C.D.D. N-ADV Property Data Prep - 2025 FY 25/26 - PBC (ISS Dept.) Processing of N...	1,120.00		-1,120.00
Deposit	12/03/2025		Palm Beach County Tax Collector	Assessment Fees	4,626.36		-5,746.36
Deposit	12/05/2025		Palm Beach County Tax Collector	Assessment Fees	1,166.14		-6,915.50
Deposit	12/10/2025		Palm Beach County Tax Collector	Assessment Fees	73.68		-6,989.18
Deposit	01/07/2026		Palm Beach County Tax Collector	Assessment Fees	135.10		-7,119.28
Deposit	02/11/2026		Palm Beach County Tax Collector	Assessment Fees	37.52		-7,156.80
Deposit	03/11/2026		Palm Beach County Tax Collector	Assessment Fees	111.70		-7,268.50
Bill	03/20/2026	03/20/2026	Dorothy Jacks Property Appraiser	Annual charge for tax roll administrative costs	150.00		-7,418.50
Deposit	04/22/2026		Palm Beach County Tax Collector	Assessment Fees	0.00		-7,418.50
Deposit	05/06/2026		Palm Beach County Tax Collector	Assessment Fees	100.42		-7,518.92
Deposit	07/01/2026		Palm Beach County Tax Collector	Assessment Fees	0.00		-7,518.92
Total 01-3830 - Assessment Fees					7,518.92	0.00	-7,518.92
01-3831 - Assessment Discounts							
Deposit	12/03/2025		Palm Beach County Tax Collector	Assessment Discounts	19,289.02		-19,289.02
Deposit	12/05/2025		Palm Beach County Tax Collector	Assessment Discounts	4,858.94		-24,147.96
Deposit	12/10/2025		Palm Beach County Tax Collector	Assessment Discounts	307.01		-24,454.97
Deposit	01/07/2026		Palm Beach County Tax Collector	Assessment Discounts	402.39		-24,857.36
Deposit	02/11/2026		Palm Beach County Tax Collector	Assessment Discounts	86.37		-24,943.73
Deposit	03/11/2026		Palm Beach County Tax Collector	Assessment Discounts	112.83		-25,056.56
Deposit	04/22/2026		Palm Beach County Tax Collector	Assessment Discounts	0.00		-25,056.56
Deposit	05/06/2026		Palm Beach County Tax Collector	Assessment Discounts	186.00		-25,056.56
Deposit	07/01/2026		Palm Beach County Tax Collector	Assessment Discounts	0.00		-25,056.56
Total 01-3831 - Assessment Discounts					25,056.56	0.00	-25,056.56
01-9400 - Miscellaneous Revenue							
Deposit	11/26/2025	1328	R. Portiano Farms, LLC	Permit Fee		2,300.00	2,300.00
Total 01-9400 - Miscellaneous Revenue					0.00	2,300.00	2,300.00
01-9401 - County Park Assessment							
Invoice	02/13/2026	25-26-001	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	10/31/2025			Interest		236.75	236.75
Deposit	11/30/2025			Interest		266.99	503.74
Deposit	12/31/2025			Interest		2,683.32	3,454.05
Deposit	01/31/2026			Interest		1,640.25	5,094.30
Deposit	02/28/2026			Interest		1,522.30	6,616.60
Deposit	03/31/2026			Interest		1,637.91	8,254.51
Deposit	04/30/2026			Interest		1,497.98	9,752.49
Total 01-9410 - Interest Income (GF)					0.00	8,362.36	8,362.36
Total Income					32,575.48	671,962.12	639,386.64
Expense							
01-1310 - Engineering							
Bill	11/30/2025	5512063	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (ITD)Professional Services through November 30, 2025	1,442.50		-1,442.50
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 Professional Services through November 30, 2025	3,842.50		-5,285.00
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General Engineering Services for Fiscal Year 202...	3,495.00		-8,780.00
Bill	12/31/2025	5600011	Mock Roos Associates Inc.	Professional Services through December 31, 2025 General services 2024-2025 Outfall Living	462.50		-9,242.50
Bill	12/31/2025	5600012	Mock Roos Associates Inc.	Professional Services through December 31, 2025 Portano Drainage Irrigation Connect Permit	7,527.50		-16,770.00
Bill	12/31/2025	5600013	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through December ...	175.50		-16,945.50
Bill	01/31/2026	5602016	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (ITD) Professional Services through January 31, 2026	2,771.50		-19,717.00
Bill	01/31/2026	5602017	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through January 3...	1,030.00		-20,747.00
Bill	02/28/2026	5603021	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through February ...	960.00		-21,707.00
Bill	03/31/2026	5604019	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through March 31...	720.00		-22,427.00
Bill	04/30/2026	5605010	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through April 30...	900.00		-23,327.00
Bill	05/31/2026	5606008	Mock Roos Associates Inc.	Portano Drainage Irrigation Connect Permit Professional Services through May 31, 2026	2,000.00		-25,327.00
Bill	05/31/2026	5606009	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through May 31, 2026	960.00		-26,287.00
Bill	06/30/2026	5607017	Mock Roos Associates Inc.	Portano Drainage Irrigation Connect Permit Professional Services through June 30, 2026	370.00		-26,657.00
Bill	06/30/2026	5607018	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through June 30, ...	1,475.00		-28,132.00
Total 01-1310 - Engineering					14,880.00	0.00	-14,880.00
01-1311 - Management Fees							
Bill	10/31/2025	2025-1483	Special District Services	Management Fee - October 2025	2,000.00		-2,000.00
Bill	11/30/2025	2025-1605	Special District Services	Management Fee - Nov 2025	2,000.00		-4,000.00
Bill	12/31/2025	2025-1749	Special District Services	Management Fee - Dec 2025	2,000.00		-6,000.00
Bill	01/31/2026	2026-1682	Special District Services	Management Fee - Jan 2026	2,000.00		-8,000.00
Bill	02/28/2026	2026-2003	Special District Services	Management Fee - February 2026	2,000.00		-10,000.00
Bill	03/31/2026	2026-2119	Special District Services	Management Fee - Mar 2026	2,000.00		-12,000.00
Bill	04/30/2026	2026-2240	Special District Services	Management Fee - Apr 2026	2,000.00		-14,000.00
Bill	05/31/2026	2026-2395	Special District Services	Management Fee - May 2026	2,000.00		-16,000.00
Bill	06/30/2026	2026-2516	Special District Services	Management Fee - June 2026	2,000.00		-18,000.00
Bill	07/31/2026	2026-2635	Special District Services	Management Fee - July 2026	2,000.00		-20,000.00
Total 01-1311 - Management Fees					20,000.00	0.00	-20,000.00
01-1316 - Legal Fees							
Bill	10/06/2025	3674347	Kutak Rock	For Professional Legal Services Rendered Aug 2025	320.00		-320.00
Total 01-1316 - Legal Fees					320.00	0.00	-320.00
01-1320 - Audit Fees							
Bill	07/01/2026	29794	Grau and Associates	- Fee for Annual Audit- Final audit report has been received	5,100.00		-5,100.00
Total 01-1320 - Audit Fees					5,100.00	0.00	-5,100.00
01-1450 - Insurance							
Bill	10/01/2025	22020380	Risk Management Associates Inc.	Invoice#22020380Policy #PK FL 1 0504962 25-23 10/01/2025-10/01/2026Preferred Governmental Insuran...	7,227.00		-7,227.00
Total 01-1450 - Insurance					7,227.00	0.00	-7,227.00
01-1480 - Legal Advertisements							
Bill	10/31/2025	0007405887	Gannett Florida LocalQ	10/10/25 Fiscal Year 2025/2026 Meeting Schedule 10/21/25-10/28/25 Notice of Landowners' Mtg & R...	779.59		-779.59
Bill	12/15/2025	0007595907	Gannett Florida LocalQ	NOTICE OF REG BOARD MTG 12-15-25	298.03		-988.62
Bill	02/06/2026	0007597907	Gannett Florida LocalQ	Notice of Change of Date of Reg Board Mtg (from 02/16/26)	209.03		-1,197.65
Total 01-1480 - Legal Advertisements					1,197.65	0.00	-1,197.65
01-1513 - Postage and Delivery							
Bill	11/30/2025	2025-1605	Special District Services	Postage		17.02	-17.02
Bill	02/28/2026	2026-2003	Special District Services	Postage January 2026	46.62		29.40
Bill	03/31/2026	2026-2119	Special District Services	Postage February 2026	0.74		30.14
Bill	04/21/2026	04/21/2026	PBC Tax Collector	Prorated Share of tax roll postage 2026	41.00		71.34
Total 01-1513 - Postage and Delivery					88.36	17.02	71.34
01-1514 - Office Supplies							
Bill	10/31/2025	2025-1483	Special District Services	copier charges September 2025	0.30		0.30
Bill	11/30/2025	2025-1605	Special District Services	copier charges Oct 2025	1.05		1.35
Bill	12/31/2025	2025-1749	Special District Services	copier charges Nov 2025	1.20		2.55
Bill	01/31/2026	2026-1682	Special District Services	copier charges Dec 2025	1.80		4.35
Bill	02/28/2026	2026-2003	Special District Services	Copier Charges - January 2026	3.00		7.35
Bill	03/31/2026	2026-2119	Special District Services	Copier Charges - February 2026	1.35		8.70
Bill	04/30/2026	2026-2240	Special District Services	Copier Charges - March 2026	0.60		9.30
Bill	05/31/2026	2026-2395	Special District Services	Copier Charges - April 2026	1.05		10.35
Bill	06/30/2026	2026-2516	Special District Services	Copier Charges - May 2026	3.90		14.25
Bill	07/31/2026	2026-2635	Special District Services	Copier Charges - June 2026	6.00		20.25
Total 01-1514 - Office Supplies					20.25	0.00	20.25
01-1540 - Dues, License & Subscriptions							
Bill	10/01/2025	92025	Florida Commerce	inv#02025 FY 2025/2026 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	10/31/2025	268	RLP Property Services Inc	services thru 10/31/2025	7,011.50		-7,011.50
Bill	11/30/2025	269	RLP Property Services Inc	services thru 11/30/2025	5,071.50		-12,083.00
Bill	12/31/2025	270	RLP Property Services Inc	services thru 12/31/2025	10,132.50		-22,215.50
Bill	01/31/2026	271	RLP Property Services Inc	services thru 01/31/2026	5,796.00		-28,011.50
Bill	02/28/2026	272	RLP Property Services Inc	services thru 02/28/2026	6,258.00		-34,269.50
Bill	03/31/2026	273	RLP Property Services Inc	services thru 03/31/2026	6,756.00		-41,025.50
Bill	04/30/2026	274	RLP Property Services Inc	services thru 04/30/2026	5,830.53		-46,856.03
Bill	05/31/2026	275	RLP Property Services Inc	services thru 05/31/2026	3,213.00		-49,869.03
Bill	06/30/2026	276	RLP Property Services Inc	services thru 06/30/2026	2,835.00		-52,704.03
Total 01-1803 - Aquatic Plant Control					52,704.03	0.00	-52,704.03
01-1804 - Pump Operations & Maintenance							
Bill	10/31/2025	268	RLP Property Services Inc	services thru 10/31/2025	16,880.83		-16,880.83
Bill	11/30/2025	269	RLP Property Services Inc	services thru 11/30/2025	24,821.37		-41,702.20
Bill	12/31/2025	270	RLP Property Services Inc	services thru 12/31/2025	19,476.52		-61,180.72
Bill	01/31/2026	271	RLP Property Services Inc	services thru 01/31/2026	17,511.22		-78,691.94
Bill	02/28/2026	272	RLP Property Services Inc	services thru 02/28/2026	26,710.61		-105,402.55
Bill	03/31/2026	273	RLP Property Services Inc	services thru 03/31/2026	22,422.41		-128,824.96
Bill	04/30/2026	274	RLP Property Services Inc	services thru 04/30/2026	21,862.58		-150,687.54
Bill	05/31/2026	275	RLP Property Services Inc	services thru 05/31/2026	18,698.14		-169,385.68
Bill	06/30/2026	276	RLP Property Services Inc	services thru 06/30/2026	18,251.55		-187,637.23
Total 01-1804 - Pump Operations & Maintenance					185,257.23	0.00	-185,257.23
01-1805 - Canal Maintenance							
Bill	10/31/2025	268	RLP Property Services Inc	services thru 10/31/2025	9,405.00		-9,405.00
Bill	11/30/2025	269	RLP Property Services Inc	services thru 11/30/2025	2,737.50		-12,142.50
Bill	12/31/2025	270	RLP Property Services Inc	services thru 12/31/2025	1,710.00		-13,852.50
Bill	01/31/2026	271	RLP Property Services Inc	services thru 01/31/2026	6,390.00		-20,272.50
Bill	02/28/2026	272	RLP Property Services Inc	services thru 02/28/2026	3,667.50		-23,940.00
Bill	03/31/2026	273	RLP Property Services Inc	services thru 03/31/2026	10,035.00		-33,975.00
Bill	04/30/2026	274	RLP Property Services Inc	services thru 04/30/2026	4,624.50		-38,599.50
Bill	05/31/2026	275	RLP Property Services Inc	services thru 05/31/2026	4,725.00		-43,324.50
Bill	06/30/2026	276	RLP Property Services Inc	services thru 06/30/2026	12,796.47		-56,120.97
Total 01-1805 - Canal Maintenance					61,147.97	0.00	-56,147.97
01-1806 - Road Gr							

08/10/26

Profit & Loss Detail

Accrual Basis

October 2025 through July 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	06/30/2026	276	R/LP Property Services Inc	services thru 06/30/2026	2,815.17		22,363.32
Total 01-1806 - Road Grading					22,363.32	0.00	22,363.32
01-1807 - Fuel							
Bill	11/30/2025	269	R/LP Property Services Inc	services thru 11/30/2025	20,372.91		20,372.91
Bill	03/31/2026	273	R/LP Property Services Inc	services thru 03/31/2026	19,465.56		39,838.47
Total 01-1807 - Fuel					39,838.47	0.00	39,838.47
01-1815 - Miscellaneous Maintenance							
Bill	05/21/2026	889322	State of Florida DEP Tank Registration	Storage Tank Registration Renewal (2026-2027)			25.00
Total 01-1815 - Miscellaneous Maintenance					25.00	0.00	25.00
01-1816 - Pipe Slip Lining / N Pump							
Bill	10/14/2025	2025-3	R/LP Property Services Inc	DRAINAGE - MAINTAIN CANAL LEVEL. Remove Old North Pump & Install New Tru-	21,619.17		21,619.17
Bill	10/17/2025	33041	Tru-Fla Corporation	30" diameter X 16 1/4" long pipe spool assembly with special flanges/attached. Parts and labor.	965.00		22,584.17
Bill	11/30/2025	5512064	Mock Roos Associates Inc.	Professional Services Through November 30, 2025 General services 2024-2025/ Outfall Lining	1,757.50		24,341.67
Bill	12/08/2025	33115	Tru-Fla Corporation	Service call to address front seal leak on pipe-head S/N D702170, on Southpump. Found some awial...	1,090.56		25,432.23
Bill	01/01/2026	5602015	Mock Roos Associates Inc.	General services 2024-2025/ Outfall Lining Professional Services through January 31, 2026	185.00		25,617.23
Total 01-1816 - Pipe Slip Lining / N Pump					25,617.23	0.00	25,617.23
01-3001 - Interest on Line of Credit							
Check	11/07/2025		Seacoast Bank	Line of Credit interest payment	2,761.10		2,761.10
Check	05/06/2026		Seacoast Bank	Interest on line of credit	11,235.34		13,996.44
Total 01-3001 - Interest on Line of Credit					13,996.44	0.00	13,996.44
Total Expense					449,927.95	17.02	449,910.93
Net Ordinary Income					482,503.43	671,979.14	189,475.71
Other Income/Expense							
Other Income							
01-3101 - Line of Credit Proceeds							
Deposit	10/24/2025			transfer from line of credit		71,348.97	71,348.97
Deposit	12/17/2025			transfer from line of credit		1,757.50	73,106.47
Deposit	01/14/2026			transfer from line of credit		462.50	73,568.97
Deposit	01/20/2026			transfer from line of credit		102,219.75	175,788.72
Total 01-3101 - Line of Credit Proceeds					0.00	175,788.72	175,788.72
Total Other Income					0.00	175,788.72	175,788.72
Other Expense							
01-3000 - LOC Draw							
Credit Card Charge	10/24/2025			line of credit draw for Pipe Replacement	71,348.97		71,348.97
Credit Card Charge	12/17/2025			for Mock Roos inv# 5512064	1,757.50		73,106.47
Credit Card Charge	01/13/2026			line of credit draw for Pipe Replacement	462.50		73,568.97
Total 01-3000 - LOC Draw					73,568.97	0.00	73,568.97
Total Other Expense					73,568.97	0.00	73,568.97
Net Other Income					73,568.97	175,788.72	102,219.75
Net Income					556,072.40	847,767.86	291,695.46

Cypress Grove Community Development District

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Balance Sheet

Accrual Basis

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1010 · Seacoast Operating 1878	475,146.73
Total Checking/Savings	475,146.73
Total Current Assets	475,146.73
Other Assets	
01-8121 · Accounts Receivable (A/R)	11.48
Total Other Assets	11.48
TOTAL ASSETS	475,158.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	42,951.19
Total Accounts Payable	42,951.19
Credit Cards	
01-2791 · Seacoast Line of Credit	293,465.88
Total Credit Cards	293,465.88
Total Current Liabilities	336,417.07
Total Liabilities	336,417.07
Equity	
01-3891 · Fund Balance (9-30-22)	203,012.42
99-9999 · Retained Earnings	-355,966.74
Net Income	291,695.46
Total Equity	138,741.14
TOTAL LIABILITIES & EQUITY	475,158.21

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Cypress Grove Community Development District
Transactions by Account

Accrual Basis

As of July 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
01-2020 - Accounts Payable							116,161.87
Bill	10/01/2025	490-09172500000...	Palm Beach- Brd of County Com...	Cypress Grove C.D.D. N-ADV Property Data Prep - 2025 FY 25/26 - ...		1,120.00	117,281.87
Bill	10/01/2025	22020380	Risk Management Associates Inc.	Invoice#22020380Policy #PK FL1 0504962 25-23 10/01/2025-10/01/2...		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 Com...	https://app02.us.bill.com/BillPay?id=blp02UJWNBWLT4imgbm	1,120.00		123,563.87
Bill	10/02/2025	Bill.com	Risk Management Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02QQSRNQGQV4imgbc	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=blp02MCGSGBRW4kimgba	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 & I...		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 LocalIQ	10/10/25 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=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=blp02ZQZESZCEFC4nq6t8	555.00		88,704.57
Bill Pmt - Check	11/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02HRZAQUETt4nq6t8	2,000.30		86,704.27
Bill Pmt - Check	11/04/2025	Bill.com	Florida Commerce	https://app02.us.bill.com/BillPay?id=blp02KTMOHKFTM04nq6u5	175.00		86,529.27
Bill Pmt - Check	11/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02KMGQTFZXU4nq6t8	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 thro...		1,442.50	64,413.72
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 Pontano Drainage/...		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 Engineeri...		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=blp02PLJLZCCB04sxlxb	21,619.17		104,302.83
Bill Pmt - Check	12/04/2025	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02BQAEHWPBT4sxlxo	779.59		103,523.24
Bill Pmt - Check	12/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02CHBEOXCGV4sxljx7	34,897.33		68,625.91
Bill Pmt - Check	12/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02YMHOUERO4sxlxf	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=blp02WXFJFTV4sxljx7	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 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 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/...		185.00	101,436.89
Bill	12/31/2025	5600013	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profession...		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=blp02ZCOPPYSCZY4xvnd9	320.00		100,449.39
Bill Pmt - Check	01/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02HYJLH0XMS4xvncu	1,642.50		98,806.89
Bill Pmt - Check	01/08/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02UFLSUFK4xvnd2	2,003.00		96,803.89
Bill Pmt - Check	01/08/2026	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02LUSBHTT4xvndk		96,594.86	96,594.86
Bill Pmt - Check	01/08/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02IZNYQIG4xvncn	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 Profession...		1,030.00	71,335.60
Bill	01/31/2026	5602015	Mock Roos Associates Inc.	General services 2024-2025/ Outfall Lining Professional Services thro...		185.00	71,520.60
Bill Pmt - Check	02/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02QYVHSVFNEA51ifa7	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=blp02OXINH2GRF51if9u	1,060.56		67,995.74
Bill Pmt - Check	02/02/2026	Bill.com	Tru-Flo Corporation	https://app02.us.bill.com/BillPay?id=blp02WDHITAUBB51if9v	965.00		67,030.74
Bill Pmt - Check	02/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02VKQWBTQRZ51ifa1	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 Profession...		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=blp02EMXVLYSAL56f8k7	209.03		40,772.44
Bill Pmt - Check	03/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02VORKAORVRK56f8k6	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=blp02BOBHTHCAH56f8je	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=blp02NDEQMQLBM56f8je	185.00		37,232.12
Bill Pmt - Check	03/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02QCGFVHPZK56f8psm	960.00		36,272.12
Bill Pmt - Check	03/18/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02PXUNCUXPH56f8psj	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 Profession...		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=blp02OLQVGHMYH56bj00	38,623.61		64,755.56
Bill Pmt - Check	04/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02TAXHKVOKY56bj05	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 Profession...		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=blp02HBFDUFUFY5g2a4w	720.00		106,962.65
Bill Pmt - Check	05/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02DFVMRCKZS5g2a4u	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=blp02NVMEJWYVYF5g2a4s	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=blp02UJYLQMQOQJ5g2a4y	150.00		42,928.58
Bill Pmt - Check	05/04/2026	Bill.com	PBC Tax Collector	https://app02.us.bill.com/BillPay?id=blp02IEIYZVPXH5g2a50	41.00		42,887.58
Bill	05/21/2026	889322	State of Florida DEP Tank Registr...	Storage Tank Registration Renewal (2026-2027)		25.00	42,912.58
Bill	05/31/2026	2026-2395	Special District Services	Management Fee - May 2026		2,001.05	44,913.63
Bill	05/31/2026	5606008	Mock Roos Associates Inc.	Pontano Drainage/ Irrigation Connect Permit Professional Services thr...		185.00	45,098.63
Bill	05/31/2026	5606009	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profession...		960.00	46,058.63
Bill	05/31/2026	275	RLP Property Services Inc	services thru 05/31/2026		30,727.32	76,785.95
Bill Pmt - Check	06/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02CKPKOPGCVG5kq7by	2,001.05		74,784.90
Bill	06/02/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02DZRSLTMDDD5kq7c3	900.00		73,884.90
Bill Pmt - Check	06/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02XYUDUHYHA5kq7b6	41,987.58		31,897.32
Bill Pmt - Check	06/17/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02GLLNQVOYF53nq3b	185.00		31,712.32
Bill Pmt - Check	06/17/2026	Bill.com	State of Florida DEP Tank Registr...	https://app02.us.bill.com/BillPay?id=blp02QDCLXMBTV5n3qxo	25.00		31,687.32
Bill Pmt - Check	06/17/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02UNSQLVBOI5n3qxe	960.00		30,727.32
Bill Pmt - Check	06/17/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02HQRHIPPZDO5n3qpk	30,727.32		0.00
Bill	06/30/2026	2026-2516	Special District Services	Management Fee - June 2026		2,003.90	2,003.90
Bill	06/30/2026	5607017	Mock Roos Associates Inc.	Pontano Drainage/ Irrigation Connect Permit Professional Services thr...		370.00	2,373.90
Bill	06/30/2026	276	RLP Property Services Inc	services thru 06/30/2026		34,000.19	36,374.09
Bill	06/30/2026	5607018	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profession...		1,475.00	37,849.09
Bill	07/01/2026	29794	Grau and Associates	- Fee for Annual Audit- Final audit report has been received		5,100.00	42,949.09
Bill Pmt - Check	07/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02BLLHFORWD5poeu0	2,003.90		40,945.19
Bill	07/31/2026	2026-2635	Special District Services	Management Fee - July 2026		2,006.00	42,951.19
Total 01-2020 - Accounts Payable					513,521.66	440,310.98	42,951.19
TOTAL					513,521.66	440,310.98	42,951.19