



**CYPRESS GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 21, 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
September 21, 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. August 17, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
- I. Administrative Matters
 - 1. Engineer Report.....Page 6
 - 2. Operations Manager Report.....Page 10
 - 3. Managers' Report
 - a. Financial Status.....Page 11
 - 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:

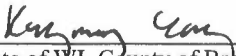
WPB Palm Beach Post 10/10/2025
WPB palmbeachpost.com 10/10/2025

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

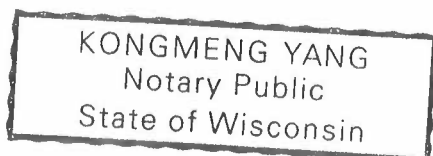
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CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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
AUGUST 17, 2026

A. CALL TO ORDER

District Manager Michael McElligott called the August 17, 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 July 28, 2026, & August 4, 2026, 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 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.

F. APPROVAL OF MINUTES

1. June 15, 2026, Regular Board Meeting

Mr. McElligott presented the minutes of the June 15, 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 June 15, 2026, Regular Board Meeting, as presented.

The Public Hearing was opened at 8:04 am.

G. PUBLIC HEARING

1. Proof of Publication

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 17, 2026

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Palm Beach Post* on July 28, 2026, and August 4, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

There were no public comments.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION 2026-02

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

Mr. McElligott presented the final budget. There was some discussion among the Board. The rate of \$117.00 was confirmed, which matches the rate approved for the TRIM notices. A **motion** was made by Supervisor Elsner, seconded by Supervisor Portnoy adopting Resolution No. 2026-02, as presented. The **motion** passed **5-0**.

The Public Hearing was closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

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**

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 17, 2026

**LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

After a brief discussion, a **motion** was made by Supervisor Duhaney, seconded by Supervisor Portnoy adopting Resolution No. 2026-03, as presented. The **motion** passed **5-0**.

L. ADMINISTRATIVE MATTERS

1. Engineer's Report

The District Engineer Alan Wertepny was not in attendance, but his written report (copy attached) was presented for Board review.

2. Operations Manager Report

The Operations Manager Bobby Poyner distributed his written report (copy attached). He went over some current water levels and also stated that Lake Okeechobee is now below the water shortage stage, and while SFWMD could start putting in restrictions, they have not done so yet. There was some discussion regarding the need to order more fuel and if we should only order a half tank at the moment and wait to see if fuel prices come down before ordering more. Mr. Poyner stated that only getting half a tank might end up being more per gallon than getting a full tanker for delivery. Mr. Poyner will check before he makes the order. He updated the Board that the second motor that was at John Deer being repaired is almost done, and when that comes back, he will take the spare motor to get repaired. He also updated the Board that he did have to order more concrete. There was a question about the SFWMD permit for Huntley, and Mr. Poyner said he will get with the Mr. Wertepny about it.

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

There were no other items.

M. BOARD MEMBER COMMENTS

There were no other Board Member Comments.

N. ANNOUNCEMENT OF NEXT MEETING DATE

CYPRESS GROVE
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 17, 2026

The Chair announced that the next meeting would occur on September 21, 2026, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

O. ADJOURNMENT

Upon motion by Supervisor Duhaney, seconded by Supervisor Portnoy, the meeting was adjourned at 8:26 A.M.

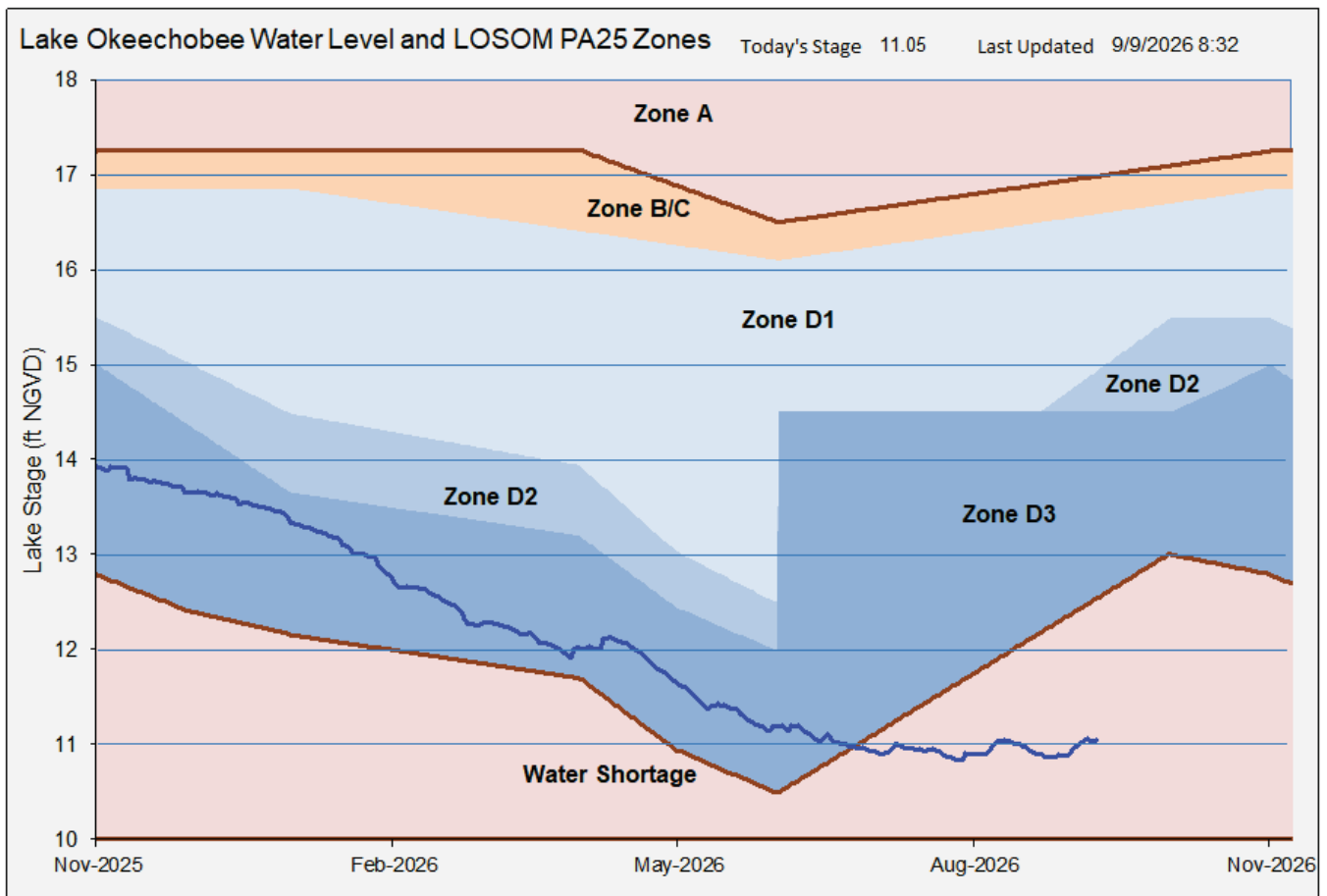
Secretary/Assistant Secretary

Chair/Vice Chair

**Cypress Grove Community Development District
Engineer's Report for
September 21, 2026**

Current Lake Okeechobee Water Levels

On August 11, 2026, Lake level was at an elevation of 11.05 feet NGVD. The Lake Okeechobee water level is approximately **1.5 feet below** the Water Shortage Zone. Reported Lake releases are south into the L-8 Canal. The L8 Canal stage at West Palm Beach M Canal was at an elevation of 15.8 feet NGVD.



Loxahatchee River CERP Restoration Project

On May 28, 2026, WRTF meeting SFWMD provided 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

5. **Construction is scheduled to start in the second half of 2029 and be completed in the first half of 2033.**

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 by this fall.
- (2) Northlake Blvd. intersection improvements construction **is completed.**

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 2026.

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 (No update since August)

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 (which needs a CGCDD a signed a water use agreement).

OPERATIONS MANAGER REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Cypress Grove Community Development District

09/14/26

Profit & Loss

Accrual Basis

October 2025 through August 2026

	Oct '25 - Aug 26
Ordinary Income/Expense	
Income	
01-3100 · O&M Assessments	654,213.85
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	639,410.50
Expense	
01-1310 · Engineering	15,065.00
01-1311 · Management Fees	22,000.00
01-1315 · Legal Fees	386.00
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	105.07
01-1514 · Office Supplies	24.75
01-1540 · Dues, License & Subscriptions	175.00
01-1803 · Aquatic Plant Control	59,679.03
01-1804 · Pump Operations & Maintenance	205,604.78
01-1805 · Canal Maintenance	64,207.97
01-1806 · Road Grading	26,179.44
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	486,398.83
Net Ordinary Income	153,011.67
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	255,231.42

Profit & Loss Detail

Accrual Basis

October 2025 through August 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		11,282.73	639,907.59
Deposit	04/22/2026		Palm Beach County Tax Collector	O&M Assessments		282.16	640,189.75
Deposit	05/06/2026		Palm Beach County Tax Collector	O&M Assessments		10,041.69	650,231.44
Deposit	07/01/2026		Palm Beach County Tax Collector	O&M Assessments		3,958.55	654,189.99
Deposit	08/26/2026		Palm Beach County Tax Collector	O&M Assessments		23.86	654,213.85
Total 01-3100 - O&M Assessments					0.00	654,213.85	654,213.85
01-3830 - Assessment Fees							
Bill	10/01/2025	490-0917250000000000	Palm Beach- Brd of County Commissioners	Cypress Grove C.D.D. N-ADV Property Data Prep - 2025 FY 25/26 - PBC (ISS Dept.) Processing of N...	1,120.00		-1,120.00
Deposit	12/03/2025		Palm Beach County Tax Collector	Assessment Fees	4,629.36		-5,749.36
Deposit	12/05/2025		Palm Beach County Tax Collector	Assessment Fees	1,166.14		-6,915.50
Deposit	12/10/2025		Palm Beach County Tax Collector	Assessment Fees	73.68		-6,989.18
Deposit	01/07/2026		Palm Beach County Tax Collector	Assessment Fees	130.10		-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
Deposit	08/26/2026		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	0.00		-25,056.56
Deposit	07/01/2026		Palm Beach County Tax Collector	Assessment Discounts	0.00		-25,056.56
Deposit	08/26/2026		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. Pontano Farms, LLC	Permit Fee		2,300.00	2,300.00
Total 01-9400 - Miscellaneous Revenue					0.00	2,300.00	2,300.00
01-9401 - County Park Assessment							
Invoice	02/13/2026	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		1,580.18	2,083.92
Deposit	01/31/2026			Interest		1,640.25	3,724.17
Deposit	02/28/2026			Interest		1,522.30	5,246.47
Deposit	03/31/2026			Interest		1,637.91	6,884.38
Deposit	04/30/2026			Interest		1,497.98	8,382.36
Total 01-9410 - Interest Income (GF)					0.00	8,382.36	8,382.36
Total Income					32,575.48	671,985.98	639,410.50
Expense							
01-1310 - Engineering							
Bill	11/30/2025	5512063	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (ITID)Professional Services through November 30, 2025	1,442.50		1,442.50
Bill	11/30/2025	5512065	Mock Roos Associates Inc.	Professional Services through November 30, 2025 Pontano Drainage/ Irrigation Connect Permit	1,642.50		3,085.00
Bill	11/30/2025	5512066	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General Engineering Services for Fiscal Year 202...	3,495.00		6,580.00
Bill	12/31/2025	5600011	Mock Roos Associates Inc.	Professional Services through December 31, 2025 General services 2024-2025 Outfall Lining	462.50		7,042.50
Bill	12/31/2025	5600012	Mock Roos Associates Inc.	Professional Services through December 31, 2025 Pontano Drainage/ Irrigation Connect Permit	185.00		7,227.50
Bill	12/31/2025	5600013	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through December ...	775.00		8,002.50
Bill	01/31/2026	5602016	Mock Roos Associates Inc.	Santa Rosa Groves Drainage Permit (ITID) Professional Services through January 31, 2026	277.50		8,280.00
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		9,310.00
Bill	02/28/2026	5603021	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through February ...	960.00		10,270.00
Bill	03/31/2026	5604019	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through March 31,...	720.00		10,990.00
Bill	04/30/2026	5605010	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through April 30,...	900.00		11,890.00
Bill	05/31/2026	5606008	Mock Roos Associates Inc.	Pontano Drainage/ Irrigation Connect Permit Professional Services through May 31, 2026	185.00		12,075.00
Bill	06/30/2026	5606009	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Professional Services through May 31, 2026	960.00		13,035.00
Bill	06/30/2026	5607017	Mock Roos Associates Inc.	Pontano Drainage/ Irrigation Connect Permit Professional Services through June 30, 2026	370.00		13,405.00
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		14,880.00
Bill	07/31/2026	5608013	Mock Roos Associates Inc.	Project No: 97003.70 General Engineering Services for Fiscal Year 2025 - 2026 Professional Serv...	185.00		15,065.00
Total 01-1310 - Engineering					15,065.00	0.00	15,065.00
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	2026-1882	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
Bill	08/31/2026	2026-2762	Special District Services	Management fee - monthly August 2026	2,000.00		22,000.00
Total 01-1311 - Management Fees					22,000.00	0.00	22,000.00
01-1315 - Legal Fees							
Bill	10/06/2025	3674347	Kutak Rock	For Professional Legal Services Rendered Aug 2025	320.00		320.00
Bill	06/10/2026	3780271	Kutak Rock	For Professional Legal Services Rendered Jun 2026	66.00		386.00
Total 01-1315 - Legal Fees					386.00	0.00	386.00
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 FL1 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 LocalIQ	10/10/25 Fiscal Year 2025/2026 Meeting Schedule 10/21/25-10/28/25 Notice of Landowners' Mtg & R...	779.59		779.59
Bill	12/15/2025	0007505907	Gannett Florida LocalIQ	NOTICE OF REG BOARD MTG 12-15-25	209.03		988.62
Bill	02/06/2026	0007597907	Gannett Florida LocalIQ	Notice of Change of Date of Reg Board Mtg (from 02/16/26)	209.03		1,197.65
Total 01-1480 - Legal Advertisements					1,197.65	0.00	1,197.65
01-1513 - Postage and Delivery							
Bill	11/30/2025	2025-1605	Special District Services	Postage		17.02	-17.02
Bill	02/28/2026	2026-2003	Special District Services	Postage January 2026	46.62		29.60
Bill	03/31/2026	2026-2119	Special District Services	Postage February 2026	0.74		30.34
Bill	04/21/2026	2026-2119	PBC Tax Collector	Prorated Share of tax roll postage 2026	41.00		71.34
Bill	08/31/2026	2026-2762	Special District Services	FedEx Charges - July 2026	16.57		87.91
Bill	08/31/2026	2026-2762	Special District Services	Postage July 2026	17.16		105.07
Total 01-1513 - Postage and Delivery					122.09	17.02	105.07

Cypress Grove Community Development District

09/14/26

Profit & Loss Detail

Accrual Basis

October 2025 through August 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
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	3.00		4.35
Bill	01/31/2026	2026-1882	Special District Services	copier charges Dec 2025	1.80		6.15
Bill	02/28/2026	2026-2003	Special District Services	Copier Charges - January 2026	1.20		7.35
Bill	03/31/2026	2026-2119	Special District Services	Copier Charges -February 2026	1.35		8.70
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
Bill	08/31/2026	2026-2762	Special District Services	Copier Charges - July 2026	4.50		24.75
Total 01-1514 - Office Supplies					24.75	0.00	24.75
01-1540 - Dues, License & Subscriptions							
Bill	10/01/2025	92025	Florida Commerce	inv#92025 FY 2025/2026 Special District Fee	175.00		175.00
Total 01-1540 - Dues, License & Subscriptions					175.00	0.00	175.00
01-1803 - Aquatic Plant Control							
Bill	10/31/2025	268	R/LP Property Services Inc	services thru 10/31/2025	7,011.50		7,011.50
Bill	11/30/2025	269	R/LP Property Services Inc	services thru 11/30/2025	5,071.50		12,083.00
Bill	12/31/2025	270	R/LP Property Services Inc	services thru 12/31/2025	10,132.50		22,215.50
Bill	01/31/2026	271	R/LP Property Services Inc	services thru 01/31/2026	5,796.00		28,011.50
Bill	02/28/2026	272	R/LP Property Services Inc	services thru 02/28/2026	6,258.00		34,269.50
Bill	03/31/2026	273	R/LP Property Services Inc	services thru 03/31/2026	6,756.00		41,025.50
Bill	04/30/2026	274	R/LP Property Services Inc	services thru 04/30/2026	5,630.53		46,656.03
Bill	05/31/2026	275	R/LP Property Services Inc	services thru 05/31/2026	3,213.00		49,869.03
Bill	06/30/2026	276	R/LP Property Services Inc	services thru 06/30/2026	2,835.00		52,704.03
Bill	07/31/2026	277	R/LP Property Services Inc	services thru 07/31/2026	6,975.00		59,679.03
Total 01-1803 - Aquatic Plant Control					59,679.03	0.00	59,679.03
01-1804 - Pump Operations & Maintenance							
Bill	10/31/2025	268	R/LP Property Services Inc	services thru 10/31/2025	16,880.83		16,880.83
Bill	11/30/2025	269	R/LP Property Services Inc	services thru 11/30/2025	24,821.37		41,702.20
Bill	12/31/2025	270	R/LP Property Services Inc	services thru 12/31/2025	19,478.52		61,180.72
Bill	01/31/2026	271	R/LP Property Services Inc	services thru 01/31/2026	17,511.22		78,691.94
Bill	02/28/2026	272	R/LP Property Services Inc	services thru 02/28/2026	26,710.61		105,402.55
Bill	03/31/2026	273	R/LP Property Services Inc	services thru 03/31/2026	23,422.41		128,824.96
Bill	04/30/2026	274	R/LP Property Services Inc	services thru 04/30/2026	21,982.58		150,807.54
Bill	05/31/2026	275	R/LP Property Services Inc	services thru 05/31/2026	18,898.14		169,705.68
Bill	06/30/2026	276	R/LP Property Services Inc	services thru 06/30/2026	15,551.55		185,257.23
Bill	07/31/2026	277	R/LP Property Services Inc	services thru 07/31/2026	20,347.55		205,604.78
Total 01-1804 - Pump Operations & Maintenance					205,604.78	0.00	205,604.78
01-1805 - Canal Maintenance							
Bill	10/31/2025	268	R/LP Property Services Inc	services thru 10/31/2025	9,405.00		9,405.00
Bill	11/30/2025	269	R/LP Property Services Inc	services thru 11/30/2025	2,767.50		12,172.50
Bill	12/31/2025	270	R/LP Property Services Inc	services thru 12/31/2025	1,710.00		13,882.50
Bill	01/31/2026	271	R/LP Property Services Inc	services thru 01/31/2026	6,390.00		20,272.50
Bill	02/28/2026	272	R/LP Property Services Inc	services thru 02/28/2026	3,667.50		23,940.00
Bill	03/31/2026	273	R/LP Property Services Inc	services thru 03/31/2026	9,649.50		33,589.50
Bill	04/30/2026	274	R/LP Property Services Inc	services thru 04/30/2026	10,035.00		43,624.50
Bill	05/31/2026	275	R/LP Property Services Inc	services thru 05/31/2026	4,725.00		48,349.50
Bill	06/30/2026	276	R/LP Property Services Inc	services thru 06/30/2026	12,798.47		61,147.97
Bill	07/31/2026	277	R/LP Property Services Inc	services thru 07/31/2026	3,060.00		64,207.97
Total 01-1805 - Canal Maintenance					64,207.97	0.00	64,207.97
01-1806 - Road Grading							
Bill	10/31/2025	268	R/LP Property Services Inc	services thru 10/31/2025	1,600.00		1,600.00
Bill	11/30/2025	269	R/LP Property Services Inc	services thru 11/30/2025	1,580.00		3,180.00
Bill	12/31/2025	270	R/LP Property Services Inc	services thru 12/31/2025	1,960.00		5,140.00
Bill	01/31/2026	271	R/LP Property Services Inc	services thru 01/31/2026	1,600.00		6,740.00
Bill	02/28/2026	272	R/LP Property Services Inc	services thru 02/28/2026	1,987.50		8,727.50
Bill	03/31/2026	273	R/LP Property Services Inc	services thru 03/31/2026	2,590.00		11,317.50
Bill	04/30/2026	274	R/LP Property Services Inc	services thru 04/30/2026	4,339.47		15,656.97
Bill	05/31/2026	275	R/LP Property Services Inc	services thru 05/31/2026	3,891.18		19,548.15
Bill	06/30/2026	276	R/LP Property Services Inc	services thru 06/30/2026	2,815.17		22,363.32
Bill	07/31/2026	277	R/LP Property Services Inc	services thru 07/31/2026	3,816.12		26,179.44
Total 01-1806 - Road Grading					26,179.44	0.00	26,179.44
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	09/21/2026	889322	State of Florida DEP Tank Registration	Storage Tank Registration Renewal (2026-2027)	25.00		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-Flo Corporation	30" diameter X 16 1/4" long pipe spool assembly with special flangeattached. Parts and labor.	965.00		22,584.17
Bill	11/30/2025	5512064	Mock Roos Associates Inc.	Professional Services through November 30, 2025 General services 2024-2025/ Outfall Lining	1,757.50		24,341.67
Bill	12/08/2025	33115	Tru-Flo Corporation	Service call to address front seal leak on gear-head S/N D702170, on Southpump. Found some axial...	1,060.56		25,402.23
Bill	01/31/2026	5602015	Mock Roos Associates Inc.	General services 2024-2025/ Outfall Lining Professional Services through January 31, 2026	185.00		25,587.23
Total 01-1816 - Pipe Slip Lining / N Pump					25,587.23	0.00	25,587.23
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	09/06/2026		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					486,415.85	17.02	486,398.83
Net Ordinary Income					518,991.33	672,003.00	153,011.67
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					592,560.30	847,791.72	255,231.42

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

	<u>Aug 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1010 · Seacoast Operating 1878	432,219.40
Total Checking/Savings	432,219.40
Total Current Assets	432,219.40
Other Assets	
01-8121 · Accounts Receivable (A/R)	11.48
Total Other Assets	11.48
TOTAL ASSETS	432,230.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	36,487.90
Total Accounts Payable	36,487.90
Credit Cards	
01-2791 · Seacoast Line of Credit	293,465.88
Total Credit Cards	293,465.88
Total Current Liabilities	329,953.78
Total Liabilities	329,953.78
Equity	
01-3891 · Fund Balance (9-30-22)	203,012.42
99-9999 · Retained Earnings	-355,966.74
Net Income	255,231.42
Total Equity	102,277.10
TOTAL LIABILITIES & EQUITY	432,230.88

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09/14/26

Cypress Grove Community Development District
Transactions by Account

Accrual Basis

As of August 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	222020380	Risk Management Associates Inc.	Invoice#22202380Policy #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=blp02UJWNJBBLWT4imgbm	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=blp02QSZRNGQV4imgbc	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=blp02WLOSGIDA4zssa	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=blp02ZQZSECF4nq6t8	555.00		88,704.57
Bill Pmt - Check	11/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02HRZZAQUETt4nq6t8	2,000.30		86,704.27
Bill Pmt - Check	11/04/2025	Bill.com	Florida Commerce	https://app02.us.bill.com/BillPay?id=blp02KTMOHKTM04nq6u5	175.00		86,529.27
Bill Pmt - Check	11/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02GMQTFZXU4nq6t8	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=blp02PLJLZCCB04sljxb	21,619.17		104,302.83
Bill Pmt - Check	12/04/2025	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02BOAHIEWBPT4sljxo	779.59		103,523.24
Bill Pmt - Check	12/04/2025	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02CHBEOXCGV4sljx7	34,897.33		68,625.91
Bill Pmt - Check	12/04/2025	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02YMHOUJEUERD4sljxf	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=blp02WXFJFVTA4sljx7	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=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=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=blp02LUSBHTTS4xvndk	185.00		96,594.86
Bill Pmt - Check	01/08/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02ZINZYQIG4xvncn	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=blp02MISPLUUX4xvncy	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=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=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=blp02WDHITUAUB51if9w	965.00		67,030.74
Bill Pmt - Check	02/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02VKQWBTOZR51ifa1	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=blp02UWEEKVMNB56f8fu	31,297.22		40,981.47
Bill Pmt - Check	03/04/2026	Bill.com	Gannett Florida LocalIQ	https://app02.us.bill.com/BillPay?id=blp02EMXVLYSAL56f8fj	209.03		40,772.44
Bill Pmt - Check	03/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02VORKAORVK56f8k6	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=blp02NDEQMQLBM56f8j6	185.00		37,232.12
Bill Pmt - Check	03/08/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02QCQGFVHPZK56f8psm	965.00		36,267.12
Bill Pmt - Check	03/18/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02PXUNCUXPH58pusj	775.00		35,492.12
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=blp02OLQVGHMYH56j00	38,623.61		64,755.56
Bill Pmt - Check	04/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02ATXAHKVOXY56j05	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=blp02DFVMRCKZ5g2a4u	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=blp02NVMEJWYV5g2a4s	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=blp02UJYLQMOQY5g2a4y	150.00		42,928.58
Bill Pmt - Check	05/04/2026	Bill.com	PBC Tax Collector	https://app02.us.bill.com/BillPay?id=blp02IEIYZVPXHM5g2a50	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=blp02CKPKOPGCV5kq7by	2,001.05		74,784.90
Bill Pmt - Check	06/02/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02DZRSLLTDD5kq7c3	900.00		73,884.90
Bill Pmt - Check	06/02/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02XYUQUHYAA5kq7bs	41,987.58		31,897.32
Bill	06/10/2026	3780271	Kutak Rock	For Professional Legal Services Rendered Jun 2026		66.00	31,963.32
Bill Pmt - Check	06/17/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02GLLNQYOFU5n3qxb	185.00		31,778.32
Bill Pmt - Check	06/17/2026	Bill.com	State of Florida DEP Tank Registr...	https://app02.us.bill.com/BillPay?id=blp02QDCLXMBTWN5n3qxo	25.00		31,753.32
Bill Pmt - Check	06/17/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02UNSLQVBOI5n3qxe	960.00		30,793.32
Bill Pmt - Check	06/17/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02HQRHPIPDZO5n3qyk	30,727.32		66.00
Bill	06/30/2026	2026-2516	Special District Services	Management Fee - June 2026		2,003.90	2,069.90
Bill	06/30/2026	5607017	Mock Roos Associates Inc.	Pontano Drainage/ Irrigation Connect Permit Professional Services thr...		370.00	2,439.90
Bill	06/30/2026	276	RLP Property Services Inc	services thru 06/30/2026		34,000.19	36,440.09
Bill	06/30/2026	5607018	Mock Roos Associates Inc.	General Engineering Services for Fiscal Year 2025 - 2026 Profession...		1,475.00	37,915.09
Bill	07/01/2026	29794	Grau and Associates	- Fee for Annual Audit- Final audit report has been received		5,100.00	43,015.09
Bill Pmt - Check	07/02/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02BLLHFORWDD5poeu0	2,003.90		41,011.19
Bill	07/31/2026	2026-2635	Special District Services	Management Fee - July 2026		2,006.00	43,017.19
Bill	07/31/2026	277	RLP Property Services Inc	services thru 07/31/2026		34,198.67	77,215.86
Bill	07/31/2026	5608013	Mock Roos Associates Inc.	Project No: 97003.70 General Engineering Services for Fiscal Year 20...		185.00	77,400.86
Bill Pmt - Check	08/04/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02WPLRWUQQ5uk09e	370.00		77,030.86
Bill Pmt - Check	08/04/2026	Bill.com	Grau and Associates	https://app02.us.bill.com/BillPay?id=blp02MCZUTUEJ5uk0ac	5,100.00		71,930.86
Bill Pmt - Check	08/04/2026	Bill.com	RLP Property Services Inc	https://app02.us.bill.com/BillPay?id=blp02ZMZVLAEQH5uk09o	34,000.19		37,930.67
Bill Pmt - Check	08/04/2026	Bill.com	Special District Services	https://app02.us.bill.com/BillPay?id=blp02PHXTBRBZQ5uk0a1	2,006.00		35,924.67

Cypress Grove Community Development District
Transactions by Account

As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	08/04/2026	Bill.com	Mock Roos Associates Inc.	https://app02.us.bill.com/BillPay?id=blp02SGVQWYVCZ5uk09c	1,475.00		34,449.67
Bill	08/31/2026	2026-2762	Special District Services	Management Fee - August 2026		2,038.23	36,487.90
Total 01-2020 - Accounts Payable					556,472.85	476,798.88	36,487.90
TOTAL					556,472.85	476,798.88	36,487.90