PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

ST. LUCIE COUNTY

REGULAR BOARD MEETING & PUBLIC HEARING

AUGUST 12, 2026

10:00 A.M.

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

www.pineapplegrovecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc.
10521 SW Village Center Dr., Suite 203
Port St. Lucie, FL 34987
REGULAR BOARD MEETING & PUBLIC HEARING
August 12, 2026
10:00 A.M.
1 (800) 743-4099
PARTICIPANT PASSCODE: 6317098

A. Call to Order

B. Proof of Publication……..Page 1

C. Consider Resignation and Appointment to Board Vacancy…….Page 2

D. Administer Oath of Office and Review Board Member Duties and Responsibilities

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. May 13, 2026 Regular Board Meeting Minutes…….Page 3

J. Public Hearing

1. Proof of Publication……Page 6
2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
3. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2026/2027 Final Budget…….Page 7

K. Old Business

L. New Business

1. Consider Approval of Fiscal Year 2026/2027 Budget Funding Agreement……...Page 14
2. Consider Approval of Lake Maintenance Contract…….Page 18
3. Consider Resolution No. 2026-09 – Adopting a Fiscal Year 2026/2027 Meeting Schedule..Page 21
4. Consider Appointment of Audit Committee & Approval of Evaluation Criteria……....Page 23

M. Administrative Matters

N. Board Member Comments

O. Adjourn

Publication Date
2026-07-23

Subcategory
Miscellaneous Notices

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Pineapple Grove Community Development District (District) will hold a public hearing and regular meeting as follows:

DATE: August 12, 2026
TIME: 10:00 AM
LOCATION: 10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

The purpose of the public hearing is to receive comments and objections on the adoption of the Districts proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (Proposed Budget). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services LLC, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922 (District Managers Office), during normal business hours, or by visiting the Districts website at https://pineapplegrovecdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing and 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 public hearing or 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.

District Manager
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
#12496681; 7/23 7/30/2026

Stephanie Brown

From: Jeffrey Travis <jtravis@holidaybuilders.com>
Sent: Thursday, July 9, 2026 2:44 PM
To: Stephanie Brown; Jared Sands
Cc: Frank Sakuma; Luke Bernthal
Subject: RE: Pineapple Grove CDD Board

Good afternoon, Stephanie. Effective 7/13/26, I will be resigning from The Pineapple Grove CDD due to a relocation to NW Florida.

Thank you,

Jeffrey Travis
Project Manager
Southeast Division

HOLIDAY BUILDERS

240 NW Peacock Blvd, PSL, FL 34986
o: 321-610-5245
www.holidaybuilders.com
jtravis@holidaybuilders.com

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Please consider the environment before printing this e-mail.

From: Stephanie Brown <sbrown@sdsinc.org>
Sent: Wednesday, July 8, 2026 4:33 PM
To: Jared Sands <jsands@holidaybuilders.com>
Cc: Frank Sakuma <bsakuma@sdsinc.org>; Luke Bernthal <lbernthal@holidaybuilders.com>; Jeffrey Travis <jtravis@holidaybuilders.com>
Subject: RE: Pineapple Grove CDD Board

It doesn't have to be formal. Jeff can send an email to me with an effective date.

Stephanie Brown
District Manager
10521 SW Village Center Dr., Suite 203
Port St. Lucie, FL 34987
P: (772) 345-5119 | F: (561) 630-4923

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
MAY 13, 2026

A. CALL TO ORDER

District Manager Stephanie Brown called the May 13, 2026, Regular Board Meeting of the Pineapple Grove Community Development District (the "District") to order at 10:00 a.m. at the offices of Special District Services located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The St. Lucie News Tribune* on May 4, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Jared Sands, Angel Cordero, and Jeff Travis

Also in attendance were Stephanie Brown, Frank Sakuma, and James Candela (via phone) of Special District Services, Inc.; Roberto Cabrera of Culpepper & Terpening; Misty Taylor of Bryant Miller Olive P.A. (via phone); and Attorney Ryan Dugan of Kutak Rock LLP (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no public comments.

F. APPROVAL OF MINUTES

1. January 14, 2026, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Sands, seconded by Mr. Travis approving the minutes of the January 14, 2026, Public Hearing & Regular Board Meeting, as presented. The **motion** passed **3-0**.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Engineer's Report

A **motion** was made by Mr. Sands, seconded by Mr. Cordero approving the Engineer's Report, as presented. The **motion** passed **3-0**.

2. Consider Preliminary Phase One First Supplemental Special Assessment Methodology Report

Mr. Candela presented the First Supplemental Special Assessment Methodology Report and answered questions from the Board.

After Board discussion, a **motion** was made by Mr. Cordero, seconded by Mr. Travis approving the First Supplemental Special Assessment Methodology Report, as presented. The **motion** passed **3-0**.

3. Consider Resolution No. 2026-05 – Adopting Delegated Award Resolution

Ms. Brown presented Resolution 2026-05, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $5,500,000 AGGREGATE PRINCIPAL AMOUNT OF PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, IN ONE OR MORE SERIES (THE "SERIES 2026 BONDS"); APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2026 BONDS; APPOINTING AN UNDERWRITER; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE SERIES 2026 BONDS AND AWARDING THE SERIES 2026 BONDS TO THE UNDERWRITER NAMED THEREIN PURSUANT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2026 BONDS AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT AND THE APPOINTMENT OF A DISSEMINATION AGENT; PROVIDING FOR THE APPLICATION OF SERIES 2026 BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; APPOINTING A TRUSTEE, BOND REGISTRAR AND PAYING AGENT; PROVIDING FOR THE REGISTRATION OF THE SERIES

2026 BONDS PURSUANT TO THE DTC BOOK-ENTRY SYSTEM; DETERMINING CERTAIN DETAILS WITH RESPECT TO THE SERIES 2026 BONDS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Cordero, seconded by Mr. Sands adopting Resolution 2026-05 Delegated Award Resolution and Ancillary Financing Agreements, as presented. The **motion** passed **3-0**.

4. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2026/2027 Proposed

Ms. Brown presented Resolution 2026-06 entitled:

RESOLUTION 2026-06
FY 2026/2027 BUDGET APPROVAL RESOLUTION

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

A **motion** was made by Mr. Sands, seconded by Mr. Travis adopting Resolution No. 2026-06, approving the Fiscal Year 2026/2027 Proposed Budget, as presented, and setting a Public Hearing for August 12, 2026, at 10:00 a.m. The **motion** passed **3-0**.

I. ADMINISTRATIVE MATTERS

Ms. Brown reminded the Board to file their 2025 Form 1 – Statement of Financial Interests by July 1, 2026.

J. BOARD MEMBER COMMENTS

No further Board comments were offered.

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Mr. Sands, seconded by Mr. Travis at 10: 15 a.m. There were no objections.

ATTESTED BY:

_____ _____

Secretary/Assistant Secretary Chairperson/Vice-Chair

Publication Date
2026-07-23

Subcategory
Miscellaneous Notices

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.
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TIME: 10:00 AM
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The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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.
District Manager
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
#12496681; 7/23 7/30/2026

RESOLUTION 2026-07
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2026/2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Pineapple Grove Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pineapple Grove Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026/2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026/2027 or within 60 days following the end of the FY 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2026.

ATTEST:

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026/2027 Budget

Pineapple Grove
Community Development District

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

CONTENTS

I FINAL BUDGET

II DETAILED FINAL BUDGET

III DETAILED FINAL DEBT SERVICE FUND BUDGET

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

REVENUES		FISCAL YEAR 2026/2027 BUDGET
O&M (Operation & Maintenance) Assessments		0
Developer Contribution		129,925
Debt Assessments		0
Interest Income		200
TOTAL REVENUES	**$**	**130,125**
EXPENDITURES		
Administrative Expenditures		
Supervisor Fees		0
Payroll Taxes (Employer)		0
Management		36,000
Legal		30,000
Assessment Roll		5,000
Audit Fees		4,000
Arbitrage Rebate Fee		650
Insurance		6,500
Legal Advertisements		25,000
Miscellaneous		2,500
Postage		300
Office Supplies		1,500
Dues & Subscriptions		175
Website Management & ADA Compliance		3,000
Trustee Fees		4,500
Continuing Disclosure Fee		1,000
Total Administrative Expenditures	**$**	**120,125**
Maintenance Expenditures		
Engineering/Inspections		5,000
Miscellaneous Maintenance		5,000
Total Maintenance Expenditures	**$**	**10,000**
Total O&M Expenditures	**$**	**130,125**
REVENUES LESS EXPENDITURES	**$**	**-**
Bond Payments		0
BALANCE	**$**	**-**
County Appraiser & Tax Collector Fee		0
Discounts For Early Payments		0
EXCESS/ (SHORTFALL)	**$**	**-**

Notes

District Will Not Be On Assessment Roll In 2026-2027 - Bond Capitalized Interest Being Set-up Through November 2027.

227 Planned Single Family Units - Estimated Annual Debt Assessment: $1,500 (Including Discounts & Fees)

If District Were On Assessment Roll - Operations & Maintenance Assessment Would Be $622.13

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O&M (Operation & Maintenance) Assessments	0	0	0	
Developer Contribution	0	123,025	129,925	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	200	200	
TOTAL REVENUES	**$ -**	**$ 123,225**	**$ 130,125**	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	8% Of Supervisor Fees
Management	0	33,000	36,000	Twelve Months X $3,000
Legal	0	30,000	30,000	High Legal Costs In Initial Years
Assessment Roll	0	5,000	5,000	No Change From 2025/2026 Budget
Audit Fees	0	0	4,000	Audit Fees
Arbitrage Rebate Fee	0	0	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	0	7,500	6,500	Insurance Estimate
Legal Advertisements	0	30,000	25,000	High Legal Advertising Costs In Initial Years
Miscellaneous	0	2,500	2,500	No Change From 2025/2026 Budget
Postage	0	300	300	No Change From 2025/2026 Budget
Office Supplies	0	2,000	1,500	High Office Supplies Costs In Initial Years
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	2,750	3,000	Twelve Months X $250
Trustee Fees	0	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Commences In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	**$ -**	**$ 113,225**	**$ 120,125**	
Maintenance Expenditures				
Engineering/Inspections	0	5,000	5,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	5,000	5,000	Miscellaneous Maintenance
Total Maintenance Expenditures	**$ -**	**$ 10,000**	**$ 10,000**	
Total O&M Expenditures	**$ -**	**$ 123,225**	**$ 130,125**	
REVENUES LESS EXPENDITURES	**$ -**	**$ -**	**$ -**	
Bond Payments	0	0	0	
BALANCE	**$ -**	**$ -**	**$ -**	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	**$ -**	**$ -**	**$ -**	

Notes

District Will Not Be On Assessment Roll In 2026-2027 - Bond Capitalized Interest Being Set-up Through November 2027.

227 Planned Single Family Units - Estimated Annual Debt Assessment: $1,500 (Including Discounts & Fees)

If District Were On Assessment Roll - Operations & Maintenance Assessment Would Be $622.13

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	0	0	1,000	Estimated Interest For 2026/2027
NAV Tax Collection	0	0	0	Maximum Debt Service Collection - Estimated At $313,260
Capitalized Interest Funds For 2027 Interest Payments	0	0	253,725	
Bond Proceeds	0	0	0	
Total Revenues	**$ -**	**$ -**	**$ 254,725**	
EXPENDITURES				
Principal Payments	0	0	0	No Projected Principal Payment Due In 2027
Interest Payments	0	0	254,725	Projected Interest Payment Due In 2027
Bond Redemption	0	-	-	Estimated Excess Debt Collections
Total Expenditures	**$ -**	**$ -**	**$ 254,725**	
Excess/ (Shortfall)	**$ -**	**$ -**	**$ -**	

Notes

Numbers Are Estimates From Bond Underwriter.

Capitalized Interest To Be Set-up For 17 Months (Through November 2027)

227 Planned Single Family Units - Estimated Annual Debt Assessment: $1,500 (Including Discounts & Fees)

Estimated Series 2026 Bond Information

Estimated Original Par Amount =	$4,430,000	Annual Principal Payments Due =	May 15th
Interest Rate =	5.75%	Annual Interest Payments Due =	May 15th & November 15th
Estimated Issue Date =	September 2026		
Estimated Maturity Date =	May 2057		
Par Amount As Of 7/1/26 =	$4,430,000		

BUDGET FUNDING AGREEMENT
FY 2026/2027

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2026 ("**Effective Date**"), by and between:

Pineapple Grove Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and located in St. Lucie County, Florida ("**County**"), and

Holiday Builders, Inc., a Florida Corporation, and the owner and/or developer of property located within the boundaries of the District ("**Developer,**" and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the District owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2026/2027 ("**FY 2026/2027**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law. Any such amendment adopted by the Board at a duly noticed public meeting shall have the effect of amending this Agreement without further action of the Parties. [OPTIONAL: Notwithstanding the foregoing, the Developer's consent shall be required for any amendment that would increase the Developer's Funding Obligation beyond the amount set forth in the Budget as of the Effective Date of this Agreement; provided however, the Parties agree to work in good faith to minimize unanticipated increases in the Developer's Funding Obligation and the Developer agrees that its consent shall not be unreasonably withheld to Budget amendments the District deems necessary.] As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

a. *[Contractual Lien].* The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.

b. *[Enforcement Action].* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.

c. *[Uniform Method; Direct].* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either Party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any Party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing Party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective the day and year first written above.

Attest:

_____
Secretary/Assistant Secretary

Pineapple Grove Community Development District

_____
By: _____
Its: _____

Holiday Builders, Inc.

_____
Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: FY 2026/2027 Budget
EXHIBIT B: Description of the Property

SUPERIOR WATERWAY SERVICES, INC.

AQUATIC MANAGEMENT AGREEMENT

This agreement, dated July 21, 2026, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Pineapple Grove Community Development District
C/o Holiday Builders

Quoted by: Doug Matthews

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

   2 lakes (Lake A and Lake B) totaling 11.4 acres with 9,150 square feet of littoral shelves located in Ft. Pierce, Florida.

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	$425.00 / monthly
Border Grass and Brush Control to Water's Edge	Included
Littoral Zone Maintenance	$250.00 / monthly
Fish & Wildlife Monitoring	Included
Biological Control Agent Permit Application	Included*
Game Fish, Mosquito Fish	Optional
Management Reporting	Included

1 visit per month for lake and littoral management with treatment as necessary. Additionally needed visits at no extra charge.

* Triploid grass carp stocking subject to required approval of Florida Fish & Wildlife Conservation Commission.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.

4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.

5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.

AQUATIC MANAGEMENT AGREEMENT

6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Road., Suite 1 Riviera Beach, Fl 33404 CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. There will be no less than 30 days written notice if any increase is to be imposed for any reason whatsoever.

7. This agreement will renew automatically on the anniversary date unless cancelled by either party with thirty days written notice.

8. FISH STOCKING: Annual Spring Fish Stocking optional.

9. Addendums: See attached map, survey and report (where applicable).

   A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program is included.

   B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.

   C. Care for aquatic sanctuary areas and littoral shelves planted with sensitive aquatic flora is included herein.

   D. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.

   E. Definitions of services referred to in Paragraph 1 are as follows:

      Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides. The use of Fluridone is not included. If needed SWS will provide the product at market cost with no markup.

      Border Grass and Brush Control to Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line.

AQUATIC MANAGEMENT AGREEMENT

Littoral Zone Care – The monthly management of littoral zone areas planted with native aquatic plants. Techniques used include application of approved herbicides to control exotic species at a level acceptable by governing agencies.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Biological Control Agent Permit Application For Triploid Grass Carp And Mosquito Fish – Assistance in the permitting process from the Florida Fish & Wildlife Conservation Commission for the importation of restricted fish species.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to the Customer.

10. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.

11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.

12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

_____
SUPERIOR WATERWAY SERVICES, INC.

_____
CUSTOMER

_____
DATE

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Pineapple Grove Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the St. Lucie County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of August, 2026.

ATTEST:

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 MEETING SCHEDULE

The Board of Supervisors of the Pineapple Grove Community Development District will hold their regular meetings for fiscal year 2026/2027 at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, at 10:00 a.m., unless otherwise indicated, as follows:

October 14, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Special District Services, Inc. or by calling (561) 630-4922.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

Stephanie Brown
District Manager

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

www.pineapplegrovecdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Years 2025/2026, 2026/2027 and 2027/2028
With Two Year Option (2028/2029 and 2029/2030)
St. Lucie County, Florida

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than September 16, 2026 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Pineapple Grove Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA

1. ***Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. ***Proposer's Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. ***Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. ***Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. ***Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.