



**PINEAPPLE GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
OCTOBER 14, 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

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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
October 14, 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. August 12, 2026 Regular Board Meeting & Public Hearing.....Page 3
- J. Old Business
- K. New Business
 - 1. Consider Approval of Phase One First Supplemental Special Assessment Methodology Report.....Page 7
 - 2. Consider Resolution No. 2026-10 – Supplemental Resolution.....Page 23
 - 3. Consider Resolution No. 2026-11 – Adopting a Fiscal Year 2025/2026 Amended Budget..Page 55
 - 4. Consider Resolution No. 2026-12 – Goals and Objectives Annual Report.....Page 59
- L. Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 62
- M. Administrative Matters
- N. Board Member Comments
- O. Adjourn

Publication Date
2026-10-02

Subcategory
Miscellaneous Notices

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
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.

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

Stephanie Brown

District Manager

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

www.pineapplegrovecdd.org

Pub: October 2, 2026

TCN12661265

From: Trevor Lewis <tlewis@holidaybuilders.com>
Sent: Tuesday, September 29, 2026 9:08 AM
To: Stephanie Brown <sbrown@sdsinc.org>
Subject: Resignation from the Pineapple Grove CDD

Good morning Stephanie

I have moved Troy Smith into managing our SE division. As a result, I am not in PSL as often. I would like to formally resign my position with the CDD and suggest Troy Smith take my spot. Troys email is tsmith@holidaybuilders.com.

Trevor Lewis
Regional President



2293 W. Eau Gallie Blvd. Melbourne FL 32935
www.holidaybuilders.com
tlewis@holidaybuilders.com

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**PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING MINUTES
AUGUST 12, 2026**

A. CALL TO ORDER

District Manager Stephanie Brown called the August 12, 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 and Public Hearing had been published in the St. Lucie News Tribune on July 23, 2026, and July 30, 2026, as legally required.

C. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

Ms. Brown presented the resignation of Supervisor Jeff Travis and stated that it would be in order to accept the resignation and to consider an appointment to fill the resulting vacancy in Seat 5.

A **motion** was made by Mr. Cordero, seconded by Mr. Croghan accepting the resignation of Mr. Travis. The **motion** passed **4-0**.

A **motion** was made by Mr. Croghan, seconded by Mr. Cordero appointing Luke Bernthal to fill the Pineapple Grove CDD Board of Supervisors vacancy in Seat 5 (Term expiration November 2027). The **motion** passed **4-0**.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

The Oath of Office was administered to Mr. Bernthal, by Ms. Brown. District Counsel Jonathan Johnson reviewed the member duties and responsibilities.

E. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Sam Croghan, Jared Sands, Angel Cordero and Trevor Lewis

Also in attendance were District Manager Stephanie Brown and Frank Sakuma of Special District Services, Inc. and Attorney Jonathan Johnson of Kutak Rock LLP (by phone). No members of the public were present.

F. ELECTION OF OFFICERS

Ms. Brown asked the Board whether it wished to retain the current slate of officers, with Mr. Bernthal replacing Mr. Travis as an Assistant Secretary, or to revise the slate. The Board indicated its preference to retain the current slate.

A **motion** was made by Mr. Croghan, seconded by Mr. Cordero approving the following slate of officers listed below. The **motion** passed 5-0.

Sam Croghan, Chairman;
Jared Sands, Vice Chairman
Angel Cordero, Assistant Secretary
Trevor Lewis, Assistant Secretary
Luke Bernthal, Assistant Secretary
Stephanie Brown, Secretary/Treasurer.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no public comments.

I. APPROVAL OF MINUTES

1. May 13, 2026, Regular Board Meeting

Ms. Brown presented the minutes of the May 13, 2026, Regular Board Meeting and asked if there were any corrections. There being no corrections, a **motion** was made by Mr. Croghan, seconded by Mr. Sands approving the minutes of the May 13, 2026, Regular Board Meeting, as presented. The motion passed 5-0.

**Note At approximately 10:04 a.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on the Fiscal Year 2026/2027 Final Budget.*

J. PUBLIC HEARING-FINAL BUDGET FY 2026/2027

1. Proof of Publication

Proof of Publication was presented that showed that notice of the Public Hearing had been published on July 23, 2026, and July 30, 2026, as legally required.

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

There were no public comments.

3. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-07 was presented, entitled:

RESOLUTION NO. 2026-07

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.

A **motion** was made by Mr. Croghan, seconded by Mr. Sands adopting Resolution No. 2026-07, adopting the Fiscal Year 2026/2027 Final Budget, as amended to reflect 404 planned single-family units in place of 227 planned single-family units. The **motion** passed **5-0**.

**Note At approximately 10:07 a.m., Ms. Brown closed the Public Hearing on the Fiscal Year 2026/2027 Final Budget and reconvened the Regular Board Meeting.*

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Approval of Fiscal Year 2026/2027 Budget Funding Agreement

Ms. Brown presented the Fiscal Year 2026/2027 Budget Funding Agreement between the District and Holiday Builders, Inc.

A **motion** was made by Mr. Croghan, seconded by Mr. Cordero approving the Fiscal Year 2026/2027 Budget Funding Agreement, as presented. The motion passed **5-0**.

2. Consider Approval of Lake Maintenance Contract

Ms. Brown presented the Aquatic Management Agreement with Superior Waterway Services, Inc. An additional document was transmitted to Ms. Brown shortly before the meeting by Mr. Johnson.

A **motion** was made by Mr. Sands, seconded by Mr. Croghan approving the Lake Maintenance Contract compliant with the requirements of a CDD as supplied by District Counsel. The **motion** passed **5-0**.

3. Consider Resolution No. 2026-09 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-09 was presented, entitled:

RESOLUTION NO. 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.

A **motion** was made by Mr. Croghan, seconded by Mr. Sands adopting Resolution No. 2026-09, approving the Fiscal Year 2026/2027 Annual Meeting Schedule, as presented. The **motion** passed **5-0**.

4. Consider Appointment of Audit Committee & Approval of Evaluation Criteria

Ms. Brown presented the auditor selection evaluation criteria for District auditing services for Fiscal Years 2025/2026, 2026/2027 and 2027/2028, with a two-year option for Fiscal Years 2028/2029 and 2029/2030.

A **motion** was made by Mr. Croghan, seconded by Mr. Sands appointing the Board of Supervisors to serve as the Audit Committee and approving the evaluation criteria, as presented. The **motion** passed **5-0**.

M. ADMINISTRATIVE MATTERS

No administrative matters were presented nor discussed with the Board.

N. BOARD MEMBER COMMENTS

No further Board comments were offered.

O. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Mr. Cordero, seconded by Mr. Sands at 10:13 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair



Phase One First Supplemental Special Assessment Methodology Report

PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT
(Phase One Project)

October 7, 2026

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The Pineapple Grove Community Development District (the “District”) is a local unit of special-purpose government located in an unincorporated area of St. Lucie County, Florida (the “County”). The District was established effective September 12, 2025, by Ordinance No. 25-18 enacted by the Board of County Commissioners of the County to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Pineapple Grove development (the “Development”), as defined below.

The District contains approximately 202.09 +/- gross acres which comprises the Development. The Development is anticipated to occur in two phases. Phase One of the Development is planned for an estimated 227 residential dwelling units with the following land uses:

Table 1 – Proposed Land Uses for the District

Land Use Category	Unit
Single Family – 40’	115 Dwelling Units
Single Family – 50’	112 Dwelling Units

This Phase One First Supplemental Special Assessment Methodology Report (the “Phase One First Supplemental Report”), dated October 7, 2026, provides the allocation of special assessments as it relates to the sale and issuance of proposed Special Assessment Bonds, Series 2026 (Phase One Project) (the “Series 2026 Bonds”) for the financing of public infrastructure improvements related to the herein defined Phase One of the Development within the District, including but not limited to a portion of the following: arterial roadways and bridges (including associated, sidewalks, signage, landscaping and lighting), potable water, wastewater and reclaimed facilities, Stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), and landscaping, hardscaping, irrigation and signage (decorative walls, signage and fences), together with technical and permitting fees (collectively, the “Phase One Project”). These infrastructure improvements will provide special benefit to all lands within the current boundaries of Phase One within the District. Special benefit is a required determination in order to make use of the proceeds of any bonds issued by the District.

This Phase One First Supplemental Report equitably allocates the costs being incurred by the District to provide the benefits of the Phase One Project to the developable lands within the Phase One Project of the District as identified herein on **Exhibit “A”**. The improvements comprising the Phase One Project are described below and in the Engineer’s Report 2026 Bond, dated May 13, 2026 (the “Engineer’s Report”), as may be revised and prepared by Culpepper & Terpening, Inc. (the “District’s Interim Engineer”).

2.0 PHASE ONE PROJECT TO BE FUNDED BY THE DISTRICT

The Phase One Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within the District. The total cost of the Phase One Project is currently estimated to be \$15,672,950. A detail of the estimated Phase One Project costs for the development is included herein on **Table A**. The Series 2026 Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within Phase One of the District. The Phase One Project has been designed to be functional and confer special benefits to the landowners within the District. Any portion of the Phase One Project not financed through the issuance of the Series 2026 Bonds will be paid for by Holiday Builders, Inc., or its successors or assigns (herein the “Landowner”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Phase One Project are described in the Engineer’s Report.

The construction costs for the Phase One Project identified in this Master Report were provided by the District’s Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Phase One Project, the District will impose non-ad valorem special assessments on benefited real property within the District. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Phase One Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Phase One Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in the District must be sufficient to cover the debt service of the Series 2026 Bonds that will be issued for financing all or a portion of the Phase One Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the Phase One Project are an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The Phase One

Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit. Therefore, for the purpose of this Phase One First Supplemental Report, each 40 foot single family residential unit will be assigned 1.00 ERU; and each 50 foot single family residential unit is defined as 1.00 ERU. Accordingly, the Phase One Project benefits the units in these same proportions resulting in the special assessments being allocated to each 40 foot and each 50 foot single family residential dwelling unit types in these proportions. The Phase One Project benefit allocation & the bond debt allocation are shown herein on **Table C** and **Table D**.

Given the District’s approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Phase One Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* (“*F.S.*”) for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 2% collection fee of the County Tax Collector, a 2% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.92. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Phase One Project is \$15,672,950. The construction program and the costs associated with the District are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Phase One Project is assumed to be financed by the Series 2026 Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within Phase One of the District which totals approximately 78.87+/- acres. Based on the current market conditions the total aggregate principal amount of the Series 2026 Bonds (\$4,165,000) for the District is shown herein on **Table B**. The proceeds of the Series 2026 Bonds will provide a maximum of approximately \$3,458,907 for construction related costs. The sizing of the Series 2026 Bonds is assumed to include a debt service reserve fund equal to 25% of the maximum annual debt service, funding a capitalized interest fund and paying issuance costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the Phase One Project (estimated at \$15,672,950) is initially based on the estimated number of residential dwelling units (227) projected to be constructed within the Phase One Project Area within the District and benefited by the infrastructure improvements comprising the Phase One Project. Based on a Series 2026 Bond size of \$4,165,000 at an average coupon interest rate of 6.375% the average annual debt service on the Series 2026 Bonds will be \$313,681.82 which has not been grossed up to include the 2% County Tax Collector fee, 2% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential lot is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Table F**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units (ERU). The District shall, at the time a plat or re-plat is submitted to the County:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in Table 1 (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table 1**. Conversely, if the Planned Assessable ERUs is greater than the Total Assessable ERUs, then there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of a true-up agreement entered into between the District and the Landowner. It is the responsibility of the landowner of record (other than end-users unaffiliated with the Landowner) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into the District which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Phase One Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 ASSESSMENT ROLL

When fully developed, Phase One within the District will include the land uses in **Table 1**. The Series 2026 Bonds will be secured by assessments assigned to the platted units described in Table C on a first platted, first assigned basis.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, Consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Pineapple Grove Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Pineapple Grove Community Development District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

**PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT**

	TOTAL
STORMWATER MANAGEMENT SYSTEM	\$ 3,293,451
WATER DISTRIBUTION SYSTEM	\$ 905,783
WASTEWATER COLLECTION SYSTEM	\$ 1,929,941
ROADWAY IMPROVEMENTS	\$ 6,074,006
OFFSITE ROADWAY IMPROVEMENTS	\$ 2,052,000
BUFFERS & LANDSCAPING	\$ 1,417,769
TOTAL	\$ 15,672,950

TABLE B

BOND SIZING

**PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT**

	BOND SIZING
Par Amount	\$ 4,165,000
Debt Service Reserve Fund (DSRF)	\$ (78,237)
Capitalized Interest (13 Months)	\$ (269,516)
Issuance Costs	\$ (275,041)
Underwriter's Discount	\$ (83,300)
Construction Funds	\$ 3,458,907
Bond Interest Rate (Average Coupon)	6.375%
Principal Amortization Period (Years)	30

TABLE C

ALLOCATION OF PROJECT COSTS

PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit
Single Family - 40'	115	1.000	115.00	\$ 7,940,041	\$ 69,044
Single Family - 50'	112	1.000	112.00	\$ 7,732,909	\$ 69,044
TOTAL	227	N/A	227.00	\$ 15,672,950	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
Single Family - 40'	115	1.000	115.00	\$ 2,110,022	\$ 18,348
Single Family - 50'	112	1.000	112.00	\$ 2,054,978	\$ 18,348
TOTAL	227	N/A	227.00	\$ 4,165,000	N/A

*Subject to change at final bond pricing

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

**PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT**

		2026 Series Bond Debt
1	Maximum Annual Debt Service	\$ 312,948.75
2	Maximum Annual Debt Service Assessment to be Collected	\$ 340,161.68 *
3	Total Number of Gross Acres	78.87
4	Maximum Annual Debt Service per Gross Acre	\$4,312.94
5	Total Number of Residential Units Planned	227
6	Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 2% collection fee of the County Tax Collector, 2% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

ALLOCATION OF DEBT SERVICE ASSESSMENTS

PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit*
Single Family - 40'	115	1.000	115.00	\$ 172,329	\$ 1,499
Single Family - 50'	112	1.000	112.00	\$ 167,833	\$ 1,499
TOTAL	227	N/A	227.00	\$ 340,162	N/A

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre*	Total Par Debt
Gross Acreage	78.87	\$ 4,313	\$ 52,808	\$ 4,165,000
TOTALS		N/A	N/A	\$ 4,165,000

*Rounded

**Grossed up to include 2% collection fee of the County Tax Collector, 2% service fee of the County Property Appraiser and 4% for early payment of taxes.

Pineapple Grove CDD

Phase 1

Assessment Roll

Exhibit A

PROPERTY ID	PARCEL	ADDRESS
402494	2302-500-0023-000-5	1092 GARDEN GROVE CIR
402495	2302-500-0024-000-2	1098 GARDEN GROVE CIR
402496	2302-500-0025-000-9	1104 GARDEN GROVE CIR
402497	2302-500-0026-000-6	1110 GARDEN GROVE CIR
402498	2302-500-0027-000-3	1116 GARDEN GROVE CIR
402499	2302-500-0028-000-0	1122 GARDEN GROVE CIR
402500	2302-500-0029-000-7	1134 GARDEN GROVE CIR
402501	2302-500-0030-000-7	1140 GARDEN GROVE CIR
402502	2302-500-0031-000-4	1146 GARDEN GROVE CIR
402503	2302-500-0032-000-1	1152 GARDEN GROVE CIR
402504	2302-500-0033-000-8	1158 GARDEN GROVE CIR
402505	2302-500-0034-000-5	1164 GARDEN GROVE CIR
402506	2302-500-0035-000-2	1170 GARDEN GROVE CIR
402507	2302-500-0036-000-9	1176 GARDEN GROVE CIR
402508	2302-500-0037-000-6	1182 GARDEN GROVE CIR
402509	2302-500-0038-000-3	1188 GARDEN GROVE CIR
402510	2302-500-0039-000-0	1194 GARDEN GROVE CIR
402511	2302-500-0040-000-0	1200 GARDEN GROVE CIR
402512	2302-500-0041-000-7	1206 GARDEN GROVE CIR
402513	2302-500-0042-000-4	1212 GARDEN GROVE CIR
402514	2302-500-0043-000-1	1218 GARDEN GROVE CIR
402515	2302-500-0044-000-8	1224 GARDEN GROVE CIR
402516	2302-500-0045-000-5	1230 GARDEN GROVE CIR
402517	2302-500-0046-000-2	1242 GARDEN GROVE CIR
402518	2302-500-0047-000-9	1248 GARDEN GROVE CIR
402519	2302-500-0048-000-6	1254 GARDEN GROVE CIR
402520	2302-500-0049-000-3	1260 GARDEN GROVE CIR
402521	2302-500-0050-000-3	1266 GARDEN GROVE CIR
402522	2302-500-0051-000-0	1272 GARDEN GROVE CIR
402523	2302-500-0052-000-7	1278 GARDEN GROVE CIR
402524	2302-500-0053-000-4	1284 GARDEN GROVE CIR
402525	2302-500-0054-000-1	1296 GARDEN GROVE CIR
402526	2302-500-0055-000-8	1302 GARDEN GROVE CIR
402527	2302-500-0056-000-5	1308 GARDEN GROVE CIR
402528	2302-500-0057-000-2	1314 GARDEN GROVE CIR
402529	2302-500-0058-000-9	1320 GARDEN GROVE CIR
402530	2302-500-0059-000-6	1326 GARDEN GROVE CIR
402531	2302-500-0060-000-6	1332 GARDEN GROVE CIR
402532	2302-500-0061-000-3	1338 GARDEN GROVE CIR
402533	2302-500-0062-000-0	1344 GARDEN GROVE CIR
402534	2302-500-0063-000-7	1350 GARDEN GROVE CIR
402535	2302-500-0064-000-4	1356 GARDEN GROVE CIR
402536	2302-500-0065-000-1	1362 GARDEN GROVE CIR
402537	2302-500-0066-000-8	1368 GARDEN GROVE CIR
402538	2302-500-0067-000-5	1374 GARDEN GROVE CIR
402539	2302-500-0068-000-2	1380 GARDEN GROVE CIR
402540	2302-500-0069-000-9	1386 GARDEN GROVE CIR
402541	2302-500-0070-000-9	1392 GARDEN GROVE CIR
402542	2302-500-0071-000-6	1398 GARDEN GROVE CIR
402543	2302-500-0072-000-3	1404 GARDEN GROVE CIR
402544	2302-500-0073-000-0	1410 GARDEN GROVE CIR
402545	2302-500-0074-000-7	1416 GARDEN GROVE CIR
402546	2302-500-0075-000-4	1422 GARDEN GROVE CIR
402547	2302-500-0076-000-1	1428 GARDEN GROVE CIR
402548	2302-500-0077-000-8	1434 GARDEN GROVE CIR
402549	2302-500-0078-000-5	1440 GARDEN GROVE CIR

Pineapple Grove CDD

Phase 1

Assessment Roll

PROPERTY ID	PARCEL	ADDRESS
402550	2302-500-0079-000-2	1446 GARDEN GROVE CIR
402551	2302-500-0080-000-2	1452 GARDEN GROVE CIR
402552	2302-500-0081-000-9	1458 GARDEN GROVE CIR
402553	2302-500-0082-000-6	1464 GARDEN GROVE CIR
402554	2302-500-0083-000-3	1470 GARDEN GROVE CIR
402555	2302-500-0084-000-0	1476 GARDEN GROVE CIR
402556	2302-500-0085-000-7	1482 GARDEN GROVE CIR
402557	2302-500-0086-000-4	1488 GARDEN GROVE CIR
402558	2302-500-0087-000-1	1494 GARDEN GROVE CIR
402559	2302-500-0088-000-8	1500 GARDEN GROVE CIR
402560	2302-500-0089-000-5	1506 GARDEN GROVE CIR
402561	2302-500-0090-000-5	1512 GARDEN GROVE CIR
402562	2302-500-0091-000-2	1518 GARDEN GROVE CIR
402563	2302-500-0092-000-9	1524 GARDEN GROVE CIR
402564	2302-500-0093-000-6	1530 GARDEN GROVE CIR
402565	2302-500-0094-000-3	1536 GARDEN GROVE CIR
402566	2302-500-0095-000-0	1542 GARDEN GROVE CIR
402567	2302-500-0096-000-7	1548 GARDEN GROVE CIR
402568	2302-500-0097-000-4	1554 GARDEN GROVE CIR
402569	2302-500-0098-000-1	1560 GARDEN GROVE CIR
402570	2302-500-0099-000-8	1566 GARDEN GROVE CIR
402571	2302-500-0100-000-9	1572 GARDEN GROVE CIR
402572	2302-500-0101-000-6	1578 GARDEN GROVE CIR
402573	2302-500-0102-000-3	1584 GARDEN GROVE CIR
402574	2302-500-0103-000-0	1590 GARDEN GROVE CIR
402575	2302-500-0104-000-7	1596 GARDEN GROVE CIR
402576	2302-500-0105-000-4	1602 GARDEN GROVE CIR
402577	2302-500-0106-000-1	1608 GARDEN GROVE CIR
402578	2302-500-0107-000-8	1614 GARDEN GROVE CIR
402579	2302-500-0108-000-5	1620 GARDEN GROVE CIR
402580	2302-500-0109-000-2	1626 GARDEN GROVE CIR
402581	2302-500-0110-000-2	1632 GARDEN GROVE CIR
402582	2302-500-0111-000-9	1638 GARDEN GROVE CIR
402583	2302-500-0112-000-6	1644 GARDEN GROVE CIR
402608	2302-500-0137-000-7	1643 GARDEN GROVE CIR
402609	2302-500-0138-000-4	1637 GARDEN GROVE CIR
402610	2302-500-0139-000-1	1631 GARDEN GROVE CIR
402611	2302-500-0140-000-1	1625 GARDEN GROVE CIR
402612	2302-500-0141-000-8	1619 GARDEN GROVE CIR
402613	2302-500-0142-000-5	1607 GARDEN GROVE CIR
402614	2302-500-0143-000-2	1589 GARDEN GROVE CIR
402615	2302-500-0144-000-9	1565 GARDEN GROVE CIR
402616	2302-500-0145-000-6	1559 GARDEN GROVE CIR
402617	2302-500-0146-000-3	1553 GARDEN GROVE CIR
402618	2302-500-0147-000-0	1547 GARDEN GROVE CIR
402619	2302-500-0148-000-7	1541 GARDEN GROVE CIR
402620	2302-500-0149-000-4	1535 GARDEN GROVE CIR
402621	2302-500-0150-000-4	1529 GARDEN GROVE CIR
402622	2302-500-0151-000-1	1523 GARDEN GROVE CIR
402623	2302-500-0152-000-8	1517 GARDEN GROVE CIR
402624	2302-500-0153-000-5	1511 GARDEN GROVE CIR
402625	2302-500-0154-000-2	1505 GARDEN GROVE CIR
402626	2302-500-0155-000-9	1499 GARDEN GROVE CIR
402627	2302-500-0156-000-6	1493 GARDEN GROVE CIR
402628	2302-500-0157-000-3	1487 GARDEN GROVE CIR
402629	2302-500-0158-000-0	1481 GARDEN GROVE CIR
402630	2302-500-0159-000-7	1475 GARDEN GROVE CIR
402631	2302-500-0160-000-7	1469 GARDEN GROVE CIR

Pineapple Grove CDD

Phase 1

Assessment Roll

PROPERTY ID	PARCEL	ADDRESS
402632	2302-500-0161-000-4	1463 GARDEN GROVE CIR
402633	2302-500-0162-000-1	1457 GARDEN GROVE CIR
402634	2302-500-0163-000-8	1451 GARDEN GROVE CIR
402635	2302-500-0164-000-5	7806 BAY CEDAR WAY
402636	2302-500-0165-000-2	7812 BAY CEDAR WAY
402637	2302-500-0166-000-9	7818 BAY CEDAR WAY
402638	2302-500-0167-000-6	7824 BAY CEDAR WAY
402639	2302-500-0168-000-3	7836 BAY CEDAR WAY
402640	2302-500-0169-000-0	7842 BAY CEDAR WAY
402641	2302-500-0170-000-0	7848 BAY CEDAR WAY
402642	2302-500-0171-000-7	7854 BAY CEDAR WAY
402643	2302-500-0172-000-4	7853 BAY CEDAR WAY
402644	2302-500-0173-000-1	7847 BAY CEDAR WAY
402645	2302-500-0174-000-8	7841 BAY CEDAR WAY
402646	2302-500-0175-000-5	7835 BAY CEDAR WAY
402647	2302-500-0176-000-2	7823 BAY CEDAR WAY
402648	2302-500-0177-000-9	7817 BAY CEDAR WAY
402649	2302-500-0178-000-6	7811 BAY CEDAR WAY
402650	2302-500-0179-000-3	7805 BAY CEDAR WAY
402651	2302-500-0180-000-3	1427 GARDEN GROVE CIR
402652	2302-500-0181-000-0	1421 GARDEN GROVE CIR
402653	2302-500-0182-000-7	1415 GARDEN GROVE CIR
402654	2302-500-0183-000-4	1409 GARDEN GROVE CIR
402655	2302-500-0184-000-1	1403 GARDEN GROVE CIR
402656	2302-500-0185-000-8	1397 GARDEN GROVE CIR
402657	2302-500-0186-000-5	1391 GARDEN GROVE CIR
402658	2302-500-0187-000-2	1385 GARDEN GROVE CIR
402659	2302-500-0188-000-9	1379 GARDEN GROVE CIR
402660	2302-500-0189-000-6	1373 GARDEN GROVE CIR
402661	2302-500-0190-000-6	1367 GARDEN GROVE CIR
402662	2302-500-0191-000-3	1361 GARDEN GROVE CIR
402663	2302-500-0192-000-0	1355 GARDEN GROVE CIR
402664	2302-500-0193-000-7	1343 GARDEN GROVE CIR
402665	2302-500-0194-000-4	1337 GARDEN GROVE CIR
402666	2302-500-0195-000-1	1331 GARDEN GROVE CIR
402667	2302-500-0196-000-8	1325 GARDEN GROVE CIR
402668	2302-500-0197-000-5	1319 GARDEN GROVE CIR
402669	2302-500-0198-000-2	1309 GARDEN GROVE CIR
402670	2302-500-0199-000-9	1289 GARDEN GROVE CIR
402671	2302-500-0200-000-0	1271 GARDEN GROVE CIR
402672	2302-500-0201-000-7	1265 GARDEN GROVE CIR
402673	2302-500-0202-000-4	1259 GARDEN GROVE CIR
402674	2302-500-0203-000-1	1253 GARDEN GROVE CIR
402675	2302-500-0204-000-8	1241 GARDEN GROVE CIR
402676	2302-500-0205-000-5	1217 GARDEN GROVE CIR
402677	2302-500-0206-000-2	1199 GARDEN GROVE CIR
402678	2302-500-0207-000-9	1193 GARDEN GROVE CIR
402679	2302-500-0208-000-6	1187 GARDEN GROVE CIR
402680	2302-500-0209-000-3	1181 GARDEN GROVE CIR
402681	2302-500-0210-000-3	1175 GARDEN GROVE CIR
402682	2302-500-0211-000-0	1169 GARDEN GROVE CIR
402683	2302-500-0212-000-7	1163 GARDEN GROVE CIR
402684	2302-500-0213-000-4	1157 GARDEN GROVE CIR
402685	2302-500-0214-000-1	1145 GARDEN GROVE CIR
402686	2302-500-0215-000-8	1139 GARDEN GROVE CIR
402687	2302-500-0216-000-5	1133 GARDEN GROVE CIR
402688	2302-500-0217-000-2	1127 GARDEN GROVE CIR
402689	2302-500-0218-000-9	1121 GARDEN GROVE CIR

Pineapple Grove CDD

Phase 1

Assessment Roll

PROPERTY ID	PARCEL	ADDRESS
402690	2302-500-0219-000-6	1115 GARDEN GROVE CIR
402691	2302-500-0220-000-6	1109 GARDEN GROVE CIR
402692	2302-500-0221-000-3	1103 GARDEN GROVE CIR
402693	2302-500-0222-000-0	1097 GARDEN GROVE CIR
402694	2302-500-0223-000-7	1091 GARDEN GROVE CIR
402479	2302-500-0008-000-4	1002 GARDEN GROVE CIR
402480	2302-500-0009-000-1	1008 GARDEN GROVE CIR
402481	2302-500-0010-000-1	1014 GARDEN GROVE CIR
402482	2302-500-0011-000-8	1020 GARDEN GROVE CIR
402483	2302-500-0012-000-5	1026 GARDEN GROVE CIR
402484	2302-500-0013-000-2	1032 GARDEN GROVE CIR
402485	2302-500-0014-000-9	1038 GARDEN GROVE CIR
402486	2302-500-0015-000-6	1044 GARDEN GROVE CIR
402487	2302-500-0016-000-3	1050 GARDEN GROVE CIR
402488	2302-500-0017-000-0	1056 GARDEN GROVE CIR
402489	2302-500-0018-000-7	1062 GARDEN GROVE CIR
402490	2302-500-0019-000-4	1068 GARDEN GROVE CIR
402491	2302-500-0020-000-4	1074 GARDEN GROVE CIR
402492	2302-500-0021-000-1	1080 GARDEN GROVE CIR
402493	2302-500-0022-000-8	1086 GARDEN GROVE CIR
402584	2302-500-0113-000-3	1650 GARDEN GROVE CIR
402585	2302-500-0114-000-0	1656 GARDEN GROVE CIR
402586	2302-500-0115-000-7	1662 GARDEN GROVE CIR
402587	2302-500-0116-000-4	1668 GARDEN GROVE CIR
402588	2302-500-0117-000-1	1674 GARDEN GROVE CIR
402589	2302-500-0118-000-8	1680 GARDEN GROVE CIR
402590	2302-500-0119-000-5	1686 GARDEN GROVE CIR
402591	2302-500-0120-000-5	1692 GARDEN GROVE CIR
402592	2302-500-0121-000-2	1698 GARDEN GROVE CIR
402593	2302-500-0122-000-9	1704 GARDEN GROVE CIR
402594	2302-500-0123-000-6	1710 GARDEN GROVE CIR
402595	2302-500-0124-000-3	1716 GARDEN GROVE CIR
402596	2302-500-0125-000-0	1722 GARDEN GROVE CIR
402597	2302-500-0126-000-7	1728 GARDEN GROVE CIR
402598	2302-500-0127-000-4	1734 GARDEN GROVE CIR
402599	2302-500-0128-000-1	1740 GARDEN GROVE CIR
402600	2302-500-0129-000-8	1746 GARDEN GROVE CIR
402601	2302-500-0130-000-8	1727 GARDEN GROVE CIR
402602	2302-500-0131-000-5	1703 GARDEN GROVE CIR
402603	2302-500-0132-000-2	1685 GARDEN GROVE CIR
402604	2302-500-0133-000-9	1667 GARDEN GROVE CIR
402605	2302-500-0134-000-6	1661 GARDEN GROVE CIR
402606	2302-500-0135-000-3	1655 GARDEN GROVE CIR
402607	2302-500-0136-000-0	1649 GARDEN GROVE CIR
402695	2302-500-0224-000-4	1073 GARDEN GROVE CIR
402696	2302-500-0225-000-1	1067 GARDEN GROVE CIR
402697	2302-500-0226-000-8	1061 GARDEN GROVE CIR
402698	2302-500-0227-000-5	1055 GARDEN GROVE CIR
402699	2302-500-0228-000-2	1049 GARDEN GROVE CIR
402700	2302-500-0229-000-9	1043 GARDEN GROVE CIR
402701	2302-500-0230-000-9	1037 GARDEN GROVE CIR
402702	2302-500-0231-000-6	1031 GARDEN GROVE CIR
402703	2302-500-0232-000-3	1025 GARDEN GROVE CIR
402704	2302-500-0233-000-0	1019 GARDEN GROVE CIR
402705	2302-500-0234-000-7	1013 GARDEN GROVE CIR

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026; CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND ADOPTING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2026 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2026 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Pineapple Grove Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2026-04 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2026-04, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on October 7, 2026, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$4,165,000 Special Assessment Revenue Bonds, Series 2026 ("Series 2026 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2026-04, the District desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the special assessments securing the Series 2026 Bonds (the "Series 2026 Assessments").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197, Florida Statutes, and Resolution 2026-04.

SECTION 2. FINDINGS. The Board of Supervisors of the Lakewood Ranch Stewardship District hereby finds and determines as follows:

(a) On January 14, 2026, the District, after due notice and public hearing, adopted Resolution 2026-04, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Engineer's Report 2026 Bond*, dated May 13, 2026, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the improvements to be financed with the Series 2026 Bonds (the "Phase 1 Improvements"). The District hereby confirms that the Phase 1 Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

(c) The *Phase One First Supplemental Special Assessment Methodology Report*, dated October 7, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the *Master Special Assessment Methodology Report*, dated October 8, 2025 (the "Master Assessment Methodology") to the actual terms of the Series 2026 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

(d) The Phase 1 Improvements will specially benefit all of the developable acreage within Phase 1 of the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Phase 1 Improvements financed with the Series 2026 Bonds to the specially benefited properties within the District as set forth in Resolution 2026-04 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. As provided in Resolution 2026-04, this Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the Series 2026 Assessments securing those bonds. The Series 2026 Bonds, in a par amount of \$4,165,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series

2026 Bonds shall be due on May 1, 2057. The sources and uses of funds of the Series 2026 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2026 Bonds is set forth on **Exhibit E** attached hereto. The lien of Series 2026 Assessments securing the Series 2026 Bonds on all developable land within Phase 1 of the District shall be the principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF SERIES 2026 ASSESSMENTS SECURING SERIES 2026 BONDS.

(a) The Series 2026 Assessments for the Series 2026 Bonds shall be allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2026 Bonds. The estimated costs of collection of the Series 2026 Assessments for the Series 2026 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2026 Assessments securing the Series 2026 Bonds includes all developable land within Phase 1 of the District. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Phase 1 Improvements and reallocate the Series 2026 Assessments securing the Series 2026 Bonds and impose Series 2026 Assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of Series 2026 Assessments for the Series 2026 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**. The Series 2026 Bonds include an amount for capitalized interest through November 1, 2027.

(d) The District hereby certifies the Series 2026 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County for collection and other Florida law. The District intends, to the extent possible and subject to entering into the appropriate agreements with the St. Lucie County Tax Collector and St. Lucie County Property Appraiser, to collect the Series 2026 Assessments on platted lands using the Uniform Method in Chapter 197, Florida Statutes. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of affecting the collection of the Series 2026 Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law. The decision to collect Series 2026 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not

mean that such method will be used to collect Series 2026 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2026-04, there may be required from time to time certain True-Up payments. As lands are platted or approved for development, the Series 2026 Assessments securing the Series 2026 Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolution 2026-04, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Resolution 2026-04. Based on the final par amount of \$4,165,000 in Series 2026 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2026 Bonds only to the credit of the Series 2026 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture, dated as of October 1, 2026, governing the Series 2026 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2026 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2026 Assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2026-04, which remains in full force and effect. This Resolution and Resolution 2026-04 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2026 Special Assessments securing the Series 2026 Bonds in the Official Records of St. Lucie County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its

adoption.

PASSED AND ADOPTED this 14th day of October, 2026.

ATTEST:

**PINEAPPLE GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Jared Sands, Vice Chairman

Exhibit A: *Engineer's Report 2026 Bond*, dated May 13, 2026

Exhibit B: *Phase One First Supplemental Special Assessment Methodology Report*, dated October 7, 2026

Exhibit C: Maturities and Coupon of Series 2026 Bonds

Exhibit D: Sources and Uses of Funds for Series 2026 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2026 Bonds

Exhibit A

Engineers Report



PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA



ENGINEER'S REPORT
2026 BOND

May 13, 2026

C&T Project No. 25-006.001

Certificate of Authorization No. 4286

PREPARED BY

Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34981
Tel. 772-464-3537

PREPARED FOR

Pineapple Grove CDD
c/o Special District Services Inc.
10521 SW Village Center Dr., Suite 203
Port St. Lucie, Florida 33351



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SECTION 1.0

1.1 INTRODUCTION

The Pineapple Grove Community Development District (the “District”), established by Ordinance 25-18 of the St. Lucie County Board of County Commissioners, on September 2, 2025, contains 202.09 acres of land generally south of Angle Road; and is bounded on the south by the Interstate I-95; and lies either side of the North St. Lucie River Water Control District (NSLRWCD) Canal No. 33. all within St. Lucie County, Florida (the “County”). The District is located within the overall boundaries of the Pineapple Grove Planned Unit Development (the “Pineapple Grove PUD”). As depicted in Figure 1 “State View Location Map,” the District is located on the Florida Treasure Coast. A general location of the District is depicted in Figure 2 “General Location Map,” and Figure 3 “Pineapple Grove PUD Master Plan” depicts the approved Pineapple Grove PUD Conceptual Development Plan.

On October 15, 2024, the St. Lucie County Board of County Commissioner’s approved Resolution 2024-207 which provided for a Change in Zoning to PUD for the lands referred to as Pineapple Grove PUD and allow for a total of 404 single family residential units. The Pineapple Grove PUD remains in good standing, with the applicable development approvals maintained in accordance with the provisions of the Land Development Code.

The District consists of a proposed development known as Pineapple Grove and is depicted in Figure 4 “Proposed Development”. The proposed density and areas for the development is shown below in Table No. 1 “Proposed Development Data.”

TABLE No. 1 Pineapple Grove CDD Proposed Development Data		
Land Use Description	Site Area (acres)	Total Units
Phase 1: East Lots Residential (Single Family)	78.87	227
Phase 2: West Lots Residential (Single Family)	114.70	175
ROW Dedication Areas	8.52	0
TOTAL =	202.09	402

The project limits and vicinity are depicted as follows:

- Figure 1 “State View Location Map”;
- Figure 2 “General Location Map”;
- Figure 3 “PUD Master Plan”; and
- Figure 4 “Proposed Development”.



Figure 1 - State View Location Map

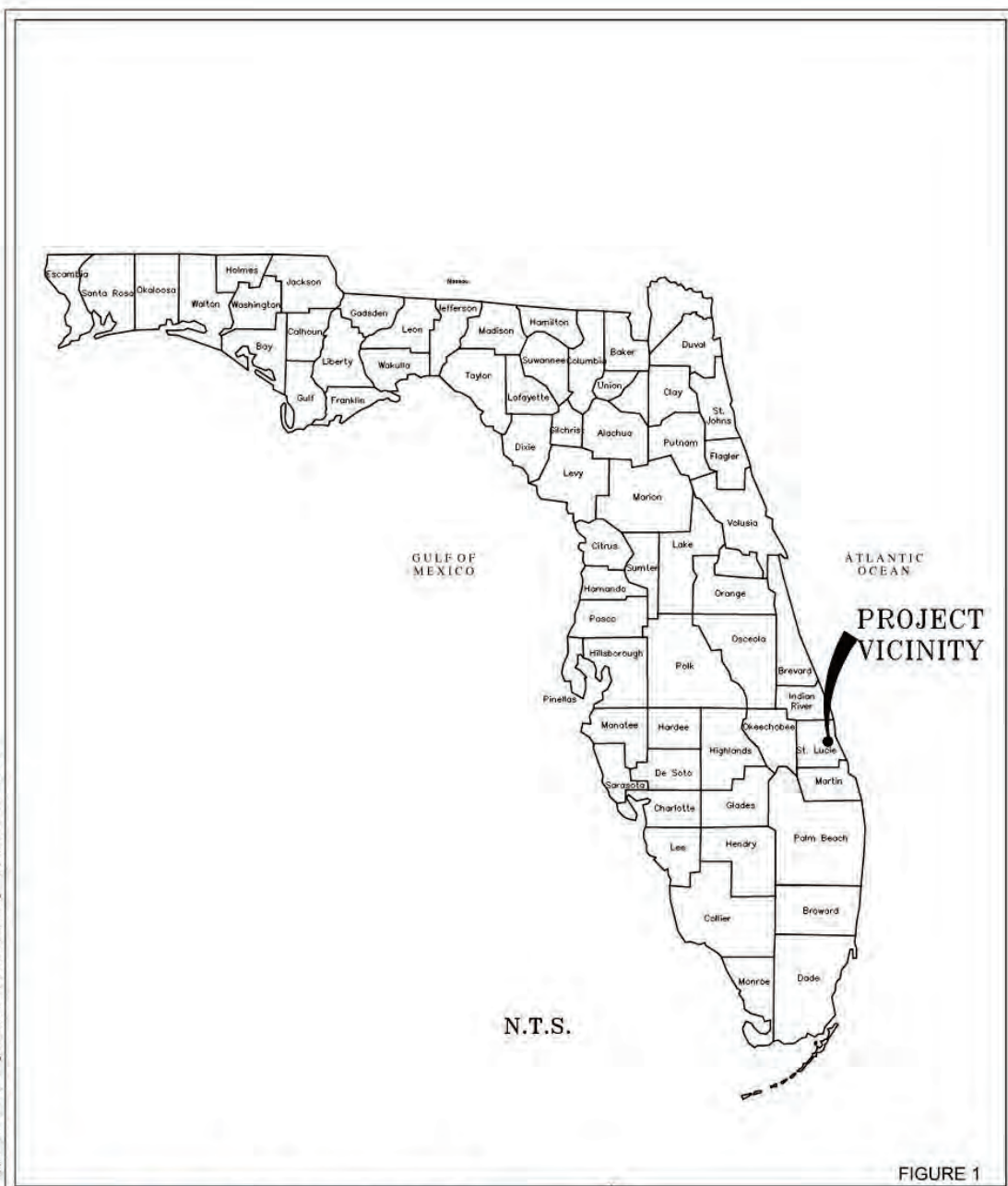


FIGURE 1



**CULPEPPER &
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STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

PINEAPPLE GROVE CDD

STATE VIEW LOCATION MAP

JOB NO: 25-006.001

SCALE: N.T.S

DRAWN BY: AWILLIAMS

DATE: 10/1/2025

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Figure 2 - General Location Map

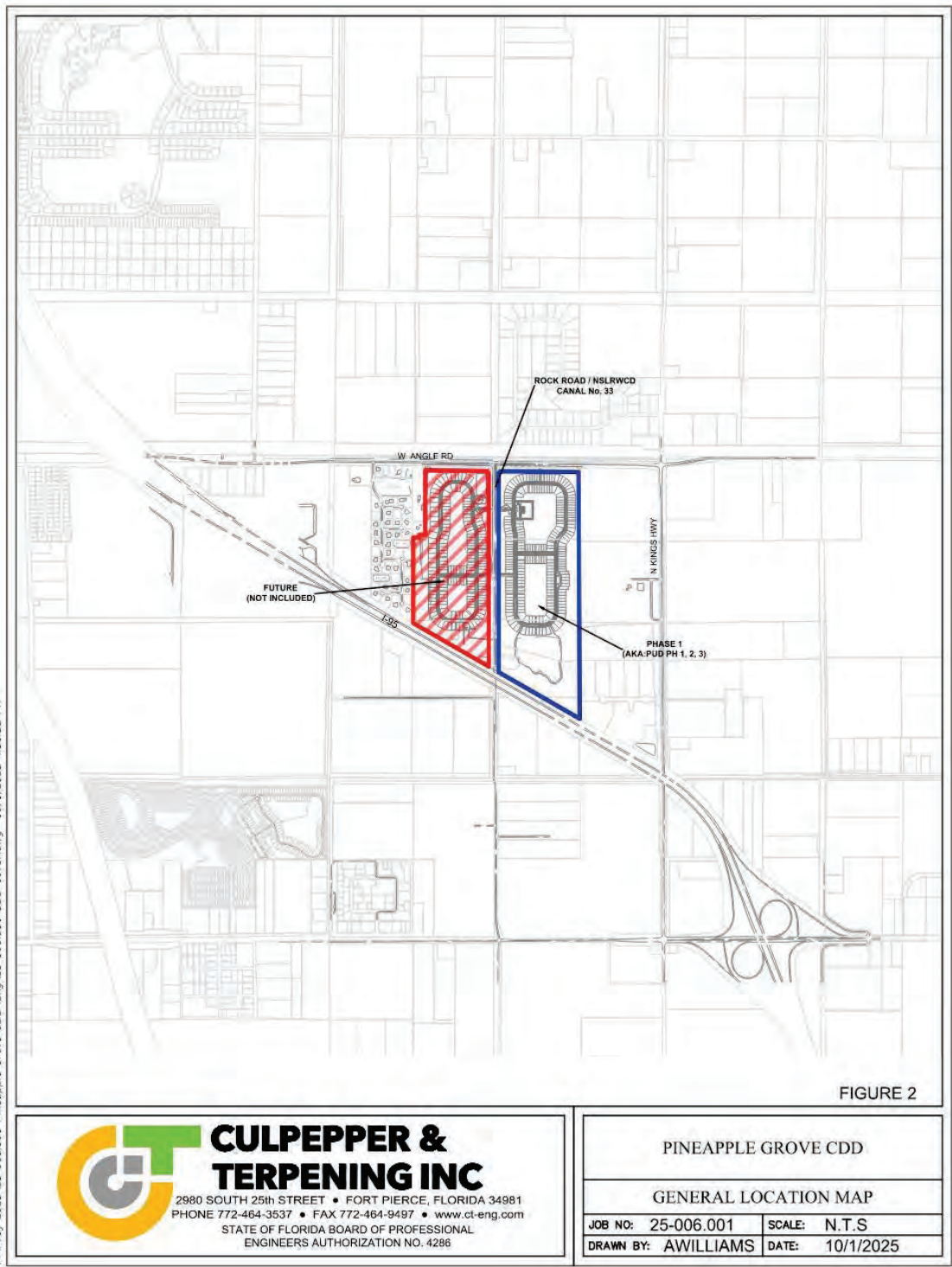




Figure 3 - PUD Master Plan

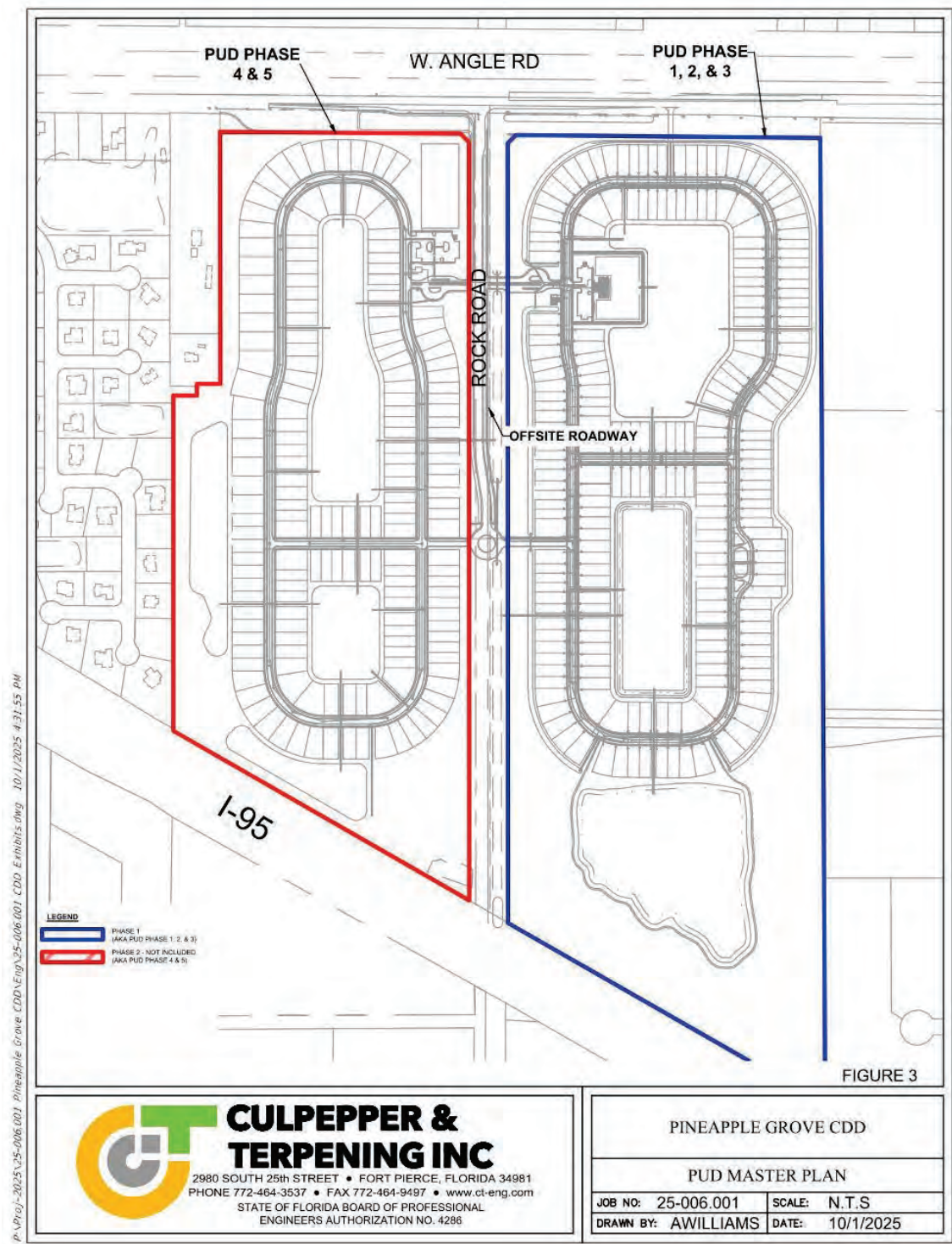
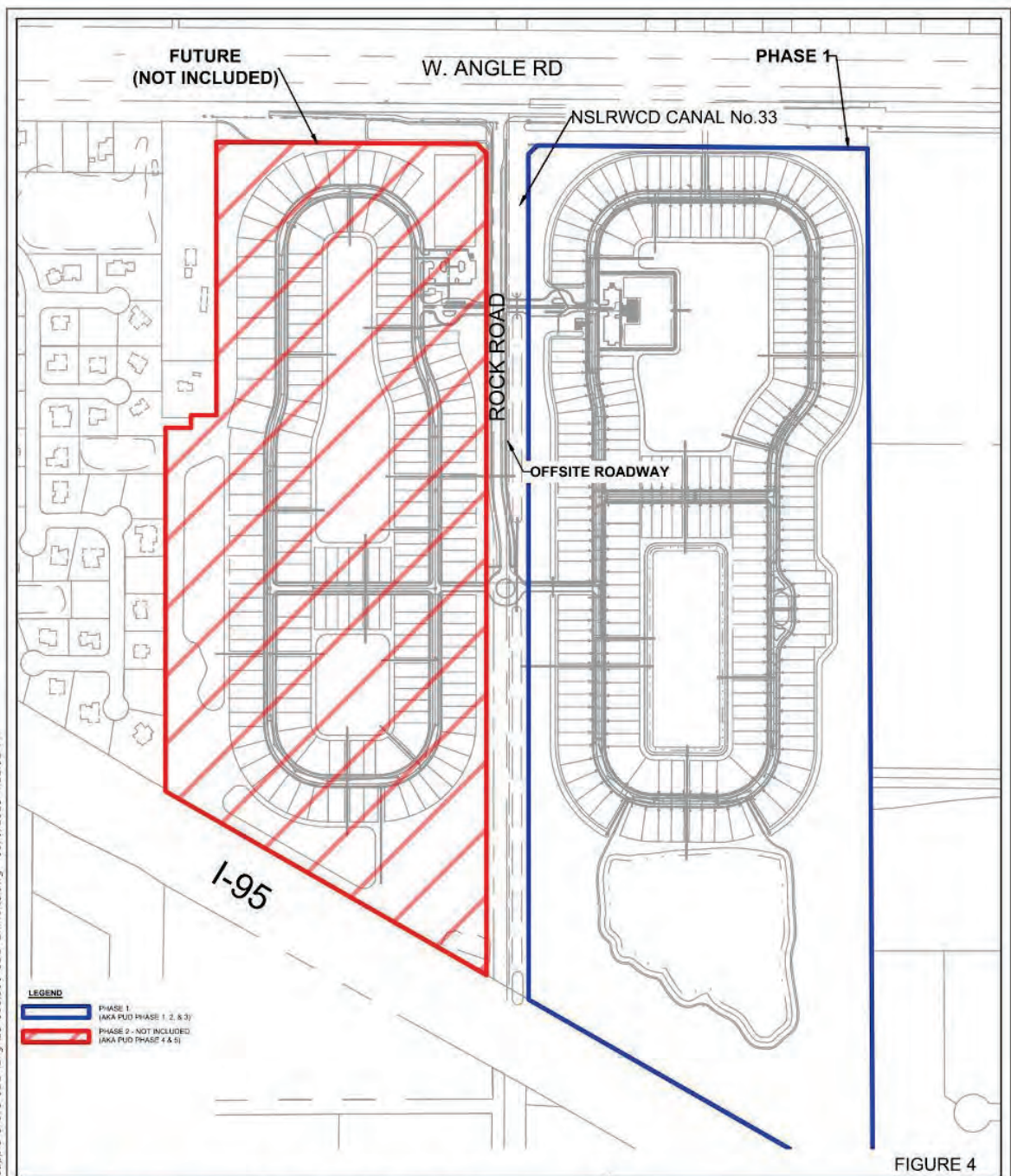




Figure 4 - Proposed Development



P:\P\25-006-001 Pineapple Grove CDD\Eng\25-006-001 CDD Exhibits.dwg 10/1/2025 4:32:02 PM



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ENGINEERS AUTHORIZATION NO. 4286

PINEAPPLE GROVE CDD

PROPOSED DEVELOPMENT

JOB NO:	25-006.001	SCALE:	N.T.S
DRAWN BY:	AWILLIAMS	DATE:	10/1/2025



SECTION 2.0

2.1 STATUS OF PROJECT APPROVALS

- A. Site Development Approval and Agreements:
The following list includes the current development approvals, agreements, and permits that are in place:
1. The Pineapple Grove PUD, as adopted on October 15 2024 under Resolution No. 2024-207 addresses the provision of certain capital improvement obligations and facility construction that is required, prior to the issuance of the first certificate of occupancy. The Pineapple Grove PUD remains in good standing, with the applicable development approvals maintained in accordance with the provisions of the Land Development Code.
 2. The Fort Pierce Utility Authority (“FPUA”) has an agreement to provide water & wastewater services to the project.
- B. Site Development Permits:
Specific land development permits will be required for the proposed developments within the District. The following specific permits have been issued or are expected to be issued upon submittal of development permit applications. The following outlines the required permits which have been issued or are expected to be issued:
3. The South Florida Water Management District Environmental Resource Permit 56-111090-P, issued on December 3, 2024.
 4. The South Florida Water Management District Dewatering Permit 56-04162-W, issued on December 3, 2024.
 5. The proposed work activity has been determined (by others) to be exempt from a U.S. Army Corps of Engineers (ACOE) permit.
 6. The North St. Lucie River Water Control District Drainage Connection Permit No. 24-06-33, issued on July 7, 2025.
 - A. Condition 2 requires submission of offsite roadway
 - B. Condition 3 requires analysis of Canal 33 for improvements
 7. The North St. Lucie River Water Control District Dewatering Permit, issued on June 2, 2024.
 8. The Florida Department of Environmental Protection (FDEP) General Permit for Wastewater Collection for Phase 1A was issued on June 6, 2025. Phase 1A consists of 97 lots within Phase 1 East and corresponds specifically to PUD Phase 1.



9. The Florida Department of Environmental Protection (“FDEP”) General Permit for Wastewater Collection for Phase 1B was issued on September 30, 2025. Phase 1B consists of 130 Lots, within Phase 1 East and corresponds specifically to PUD Phase 2 & 3.
10. The Florida Department of Environmental Protection (“FDEP”) General Permit for Water Distribution for Phase 1A and 1B, issued on June 17, 2025.
11. The Pineapple Grove Plat Final Plat for Phase 1 for 227 single family units was approved by the Board of County Commissioners of St. Lucie County on February 4, 2025.
12. St. Lucie County Engineering Site Development Permit (SDP) for the proposed development of the West Phase aka: Phase 1-3, was granted on 02-04-25 (SDP 2406-000113).
13. The Fort Pierce Utility Authority (“FPUA”) Development Agreement (“DA”) for providing water and wastewater utility services to the Pineapple Grove PUD Phase 1 containing 65 lots was executed on April 7, 2025 and the DA is currently being recorded by the FPUA.
14. The Fort Pierce Utility Authority (“FPUA”) Development Agreement for providing water and wastewater utility services to the Pineapple Grove PUD Phase 1B containing 162 lots was executed on August 12, 2025 and the DA is currently being recorded by the FPUA.



SECTION 3.0

3.1 GENERAL DESCRIPTION OF BOND ISSUES

This Engineer’s Report addresses the public infrastructure improvements to be undertaken by the District for Phase 1 in connection with the issuance of special assessment bonds (the “Bonds”). The District expects to finance a portion of these Phase 1 improvements through the issuance of Bonds.

The required public infrastructure improvements include the following:

- **Stormwater Management Facilities**
 - o Earthwork;
 - o Stormwater collection systems;
 - o Stormwater attenuation facilities;
 - o Stormwater conveyance and outfall improvements;
 - o Wetland Mitigation for 3.63 acres of wetland impacts;
- **Potable Water System**
 - o Internal potable water distribution mains;
 - o Fire hydrants and apparatus;
 - o Water services and
 - o Offsite connection.
- **Wastewater Collection Systems**
 - o Onsite wastewater gravity collection lines;
 - o Sanitary services;
 - o Lift Station; and
 - o Offsite connection.
- **Internal Roadway Improvements**
 - o Construction of ± 5,420 LF of 2-lane roadways with curb & gutter
 - o Common area pedestrian sidewalks.
- **Offsite Roadway Improvements**
 - o Turnlane Improvements to Angle Road.
 - o Improvements to Rock Road
 - Construction of ± 1,900 LF of 2-lane roadways with bike lanes.
 - Roundabout entry into Phase 1 and 2
- **Buffers & Landscaping**
 - o 40-foot buffers along the east and west boundaries;
 - o 25-foot buffer along the north boundary; and
 - o 50-foot buffer along the south boundary.



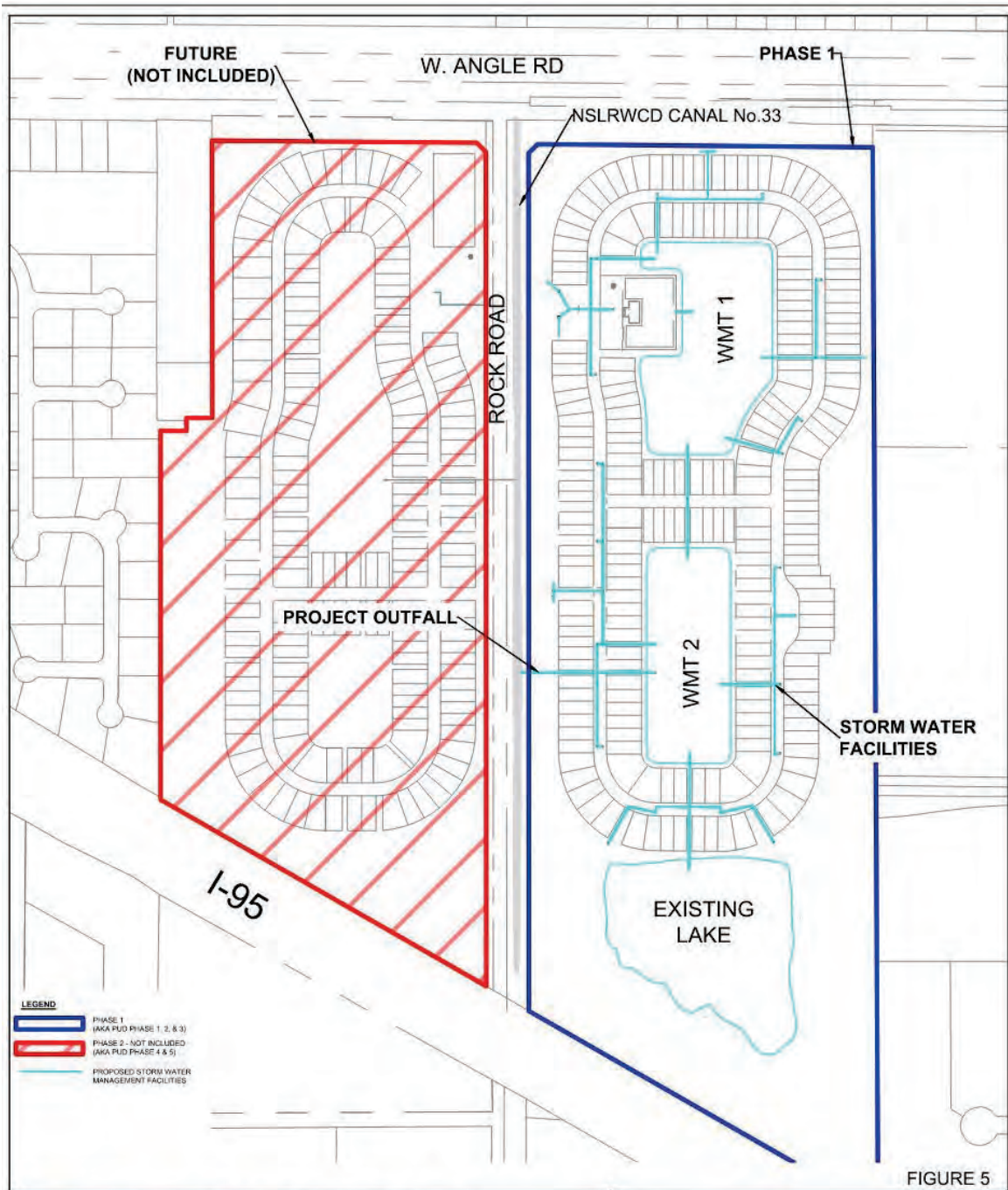
The public infrastructure improvements as listed above are based on the proposed development plans for the development within the district. The infrastructure improvements are depicted as follows:

- Figure 5 “Stormwater Management Facilities”;
- Figure 6 “Potable Water System”;
- Figure 7 “Wastewater Collection System”;
- Figure 8 “Internal Roadways”
- Figure 9 “Offsite Roadway Improvements”
- Figure 10 “Buffers & Landscaping”.

These public infrastructure improvements are required for the development within the District and will provide a direct special benefit to the lands within the District which will equal to or exceed the costs thereof.



Figure 5 - Stormwater Management Facilities



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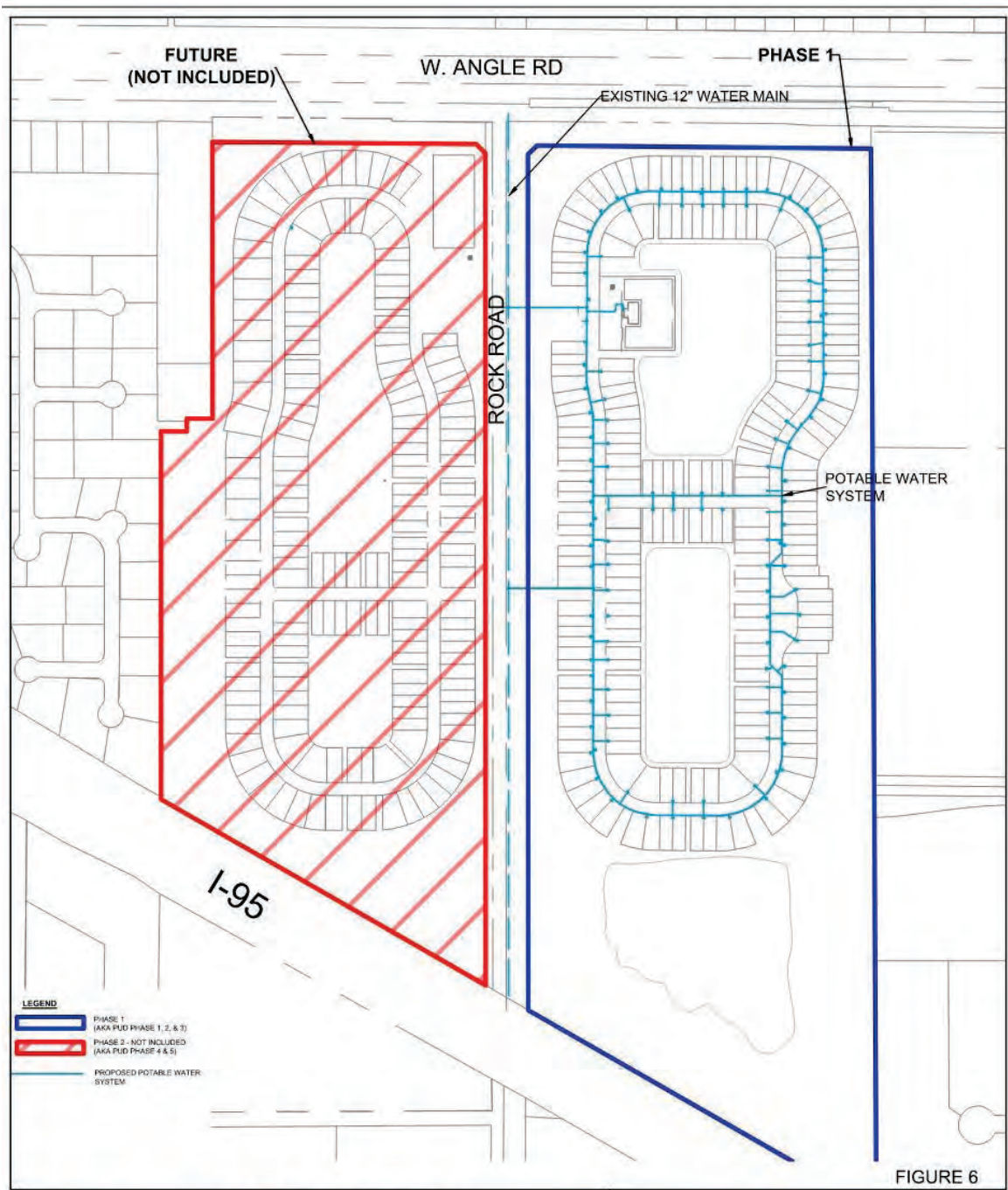
PINEAPPLE GROVE CDD

STORMWATER MANAGEMENT FACILITIES

JOB NO:	25-006.001	SCALE:	N.T.S
DRAWN BY:	AWILLIAMS	DATE:	10/1/2025



Figure 6 - Potable Water System



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PINEAPPLE GROVE CDD

POTABLE WATER SYSTEM

JOB NO:	25-006.001	SCALE:	N.T.S
DRAWN BY:	AWILLIAMS	DATE:	10/1/2025



Figure 7 - Wastewater Collection System

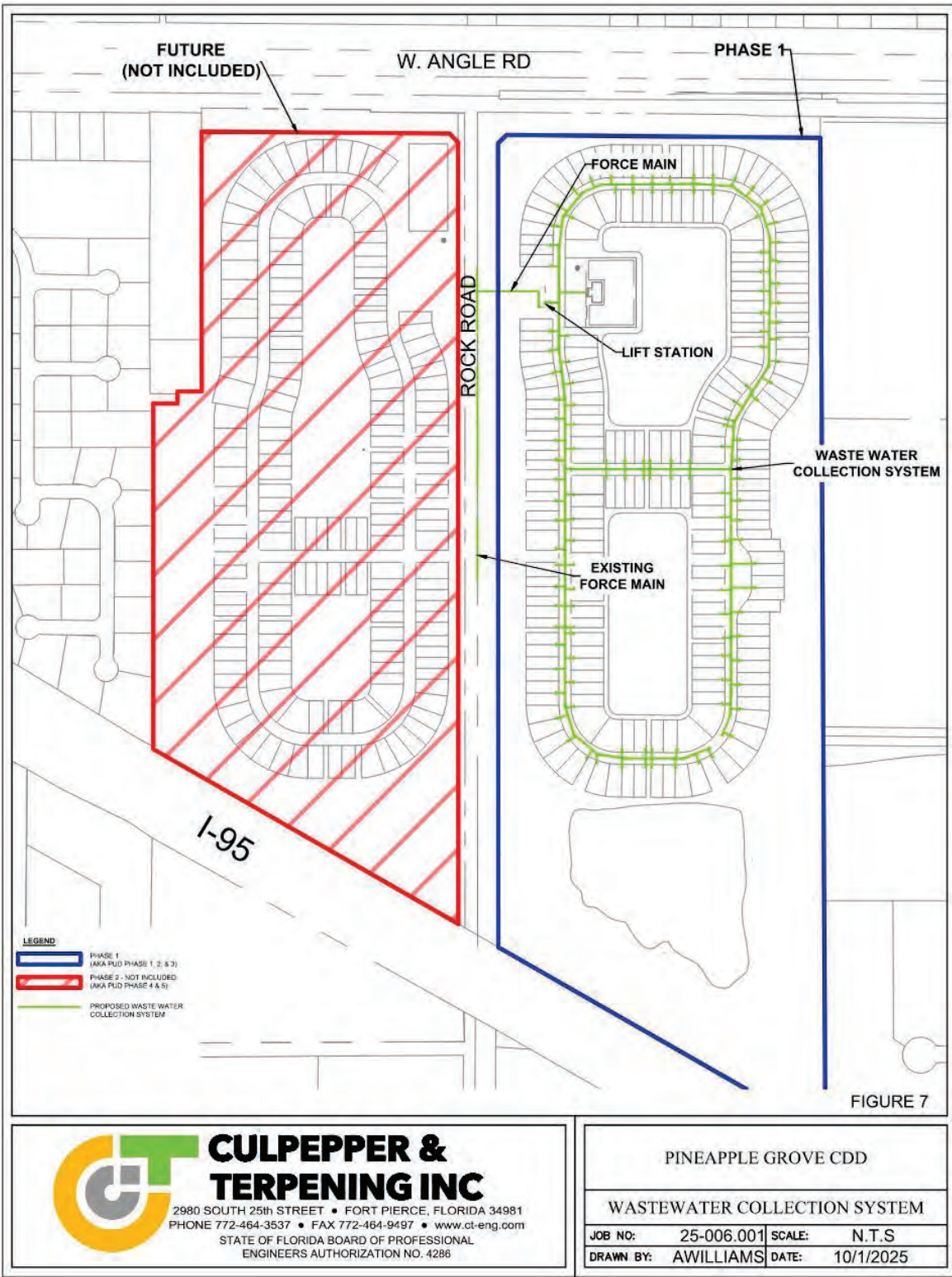




Figure 8 - Roadway Improvements

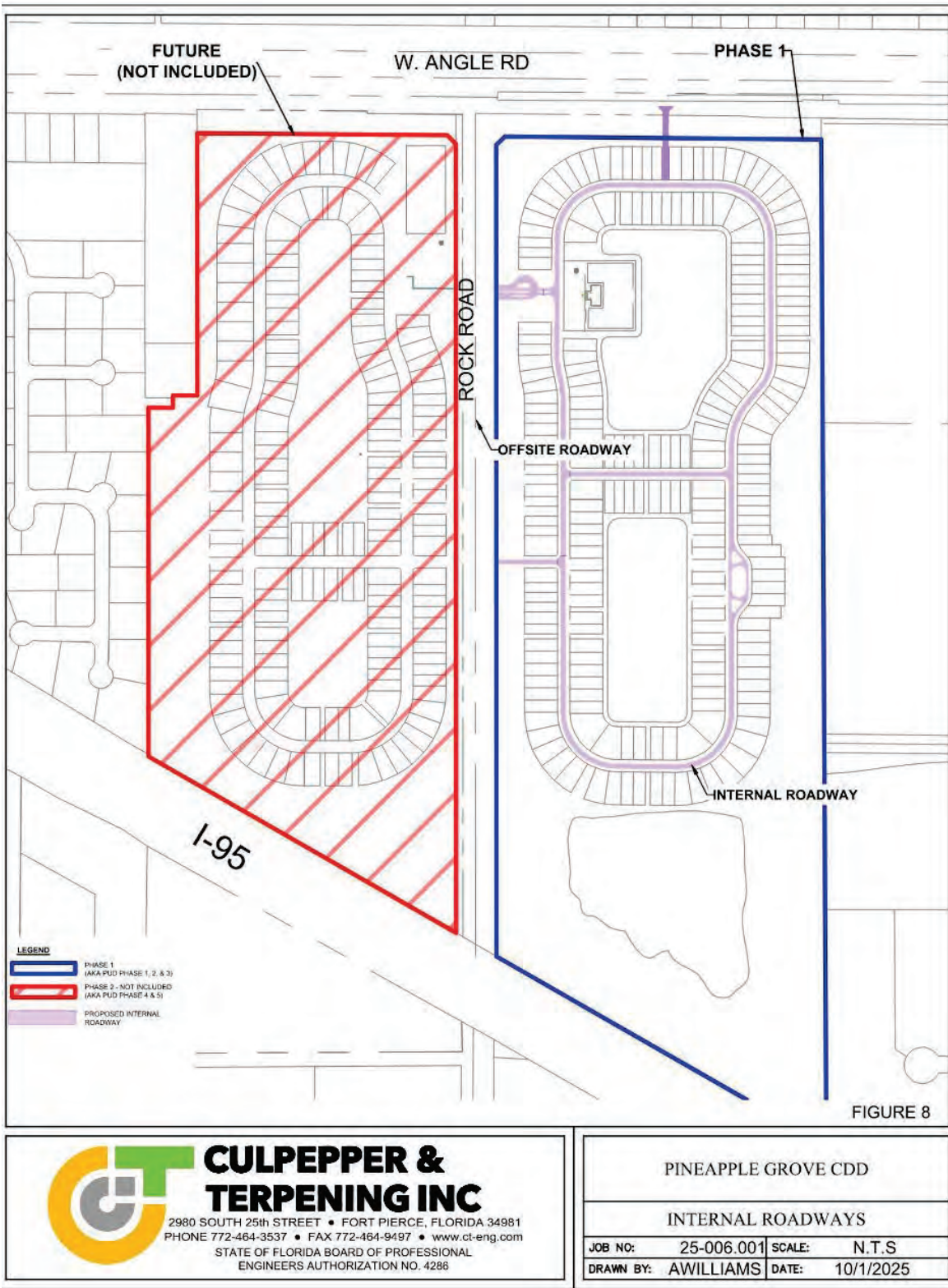




Figure 9 – Offsite Roadway Improvements

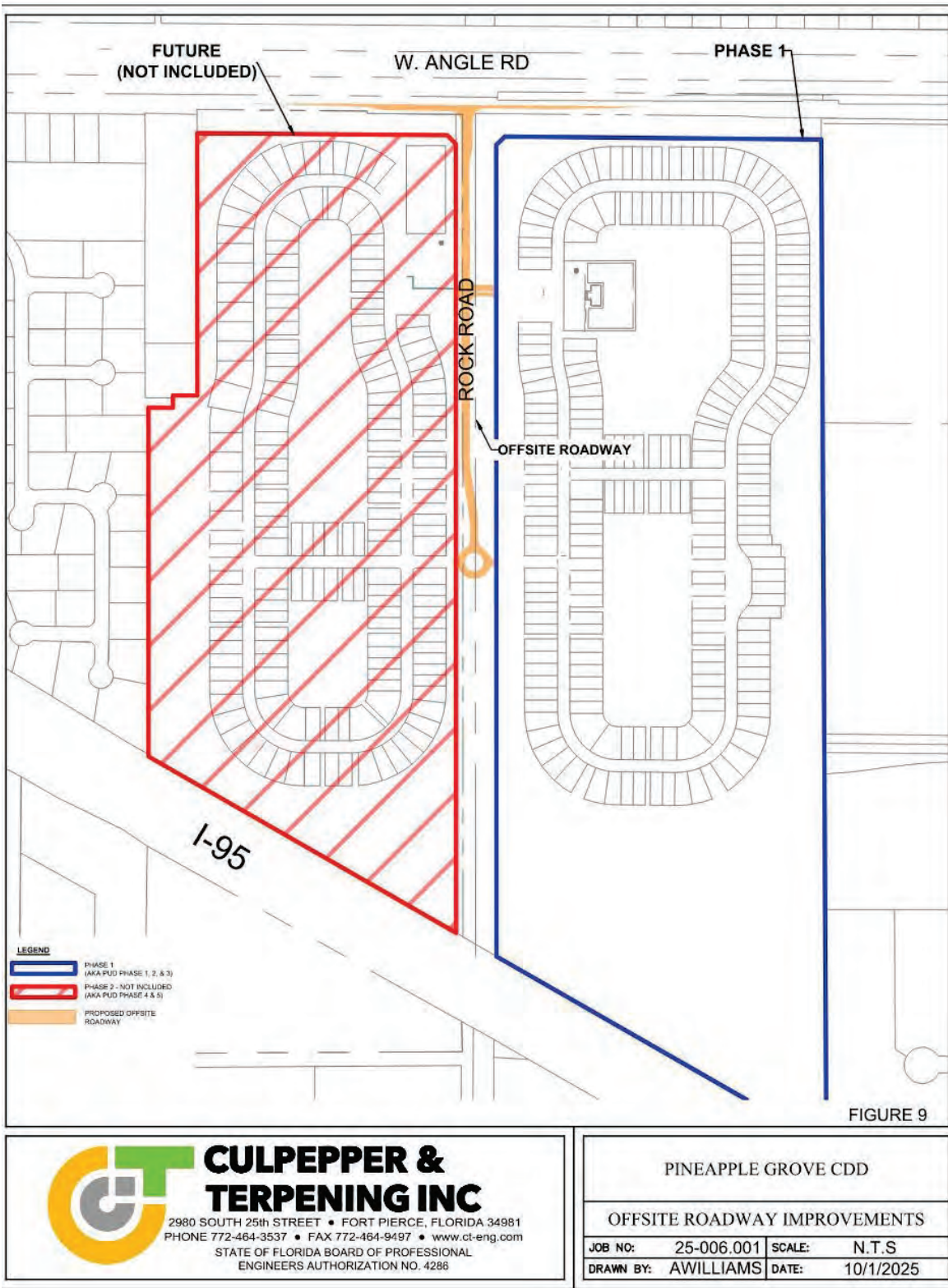
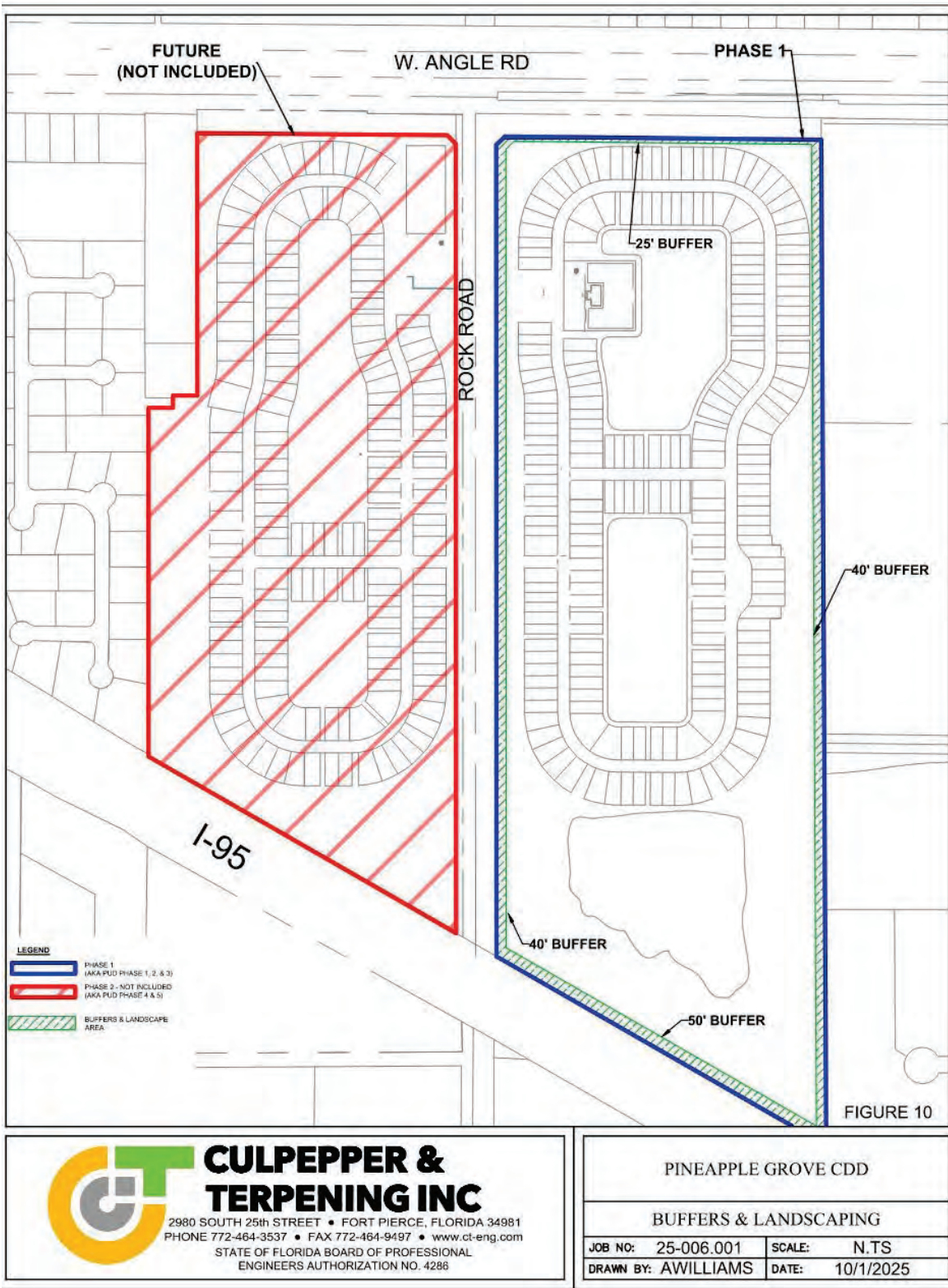




Figure 10 – Buffers & Landscaping





SECTION 4.0

INFRASTRUCTURE IMPROVEMENTS

The public infrastructure improvements currently being developed within the District are limited to Phase 1 – East Side (also referred to as PUD Phases 1, 2, and 3). These improvements generally include the construction of stormwater management systems, water distribution systems, wastewater collection and transmission systems, roadways, offsite roadway improvements, and buffers and landscaping. This scope does not include Phase 2 – West Side (PUD Phases 4 and 5).

As of the date of this Report, construction of the Phase 1 – East Side infrastructure improvements is substantially underway. The following represents the approximate completion status of the primary infrastructure components:

Infrastructure Improvement	Approximate Completion Status	Note
Stormwater Management System	± 95%	Progressing normally
Water Distribution System	± 99%	Pending final certification and acceptance
Wastewater Collection System	± 90%	Progressing normally
Roadway Improvements	± 90%	Progressing normally
Offsite Roadway Improvements	± 50%	Including placement of the initial asphalt lift of Rock Road
Buffers & Landscaping	± 10%	Progressing normally

Construction progress is consistent with the overall development schedule, and completion of the remaining improvements is anticipated in accordance with project phasing and permitting requirements.

4.1 STORMWATER MANAGEMENT SYSTEM

The stormwater management system currently under development is limited to Phase 1 – East Side (PUD Phases 1, 2, and 3), which includes 227 residential lots. This system consists of stormwater management lakes designed to provide both water quality treatment and stormwater attenuation for the Phase 1 lots, as well as the associated roadways, common areas, and amenity centers.

Runoff from the residential lots will be collected through gutters, inlets, and piping and conveyed into the lakes for treatment. The lakes are interconnected with large-diameter pipes to allow cross-conveyance of stormwater between basins. No fill generated from lake excavation will be transferred or used on private lots at a cost to the District.

To meet South Florida Water Management District (SFWMD) permit requirements, the stormwater system also incorporates littoral plantings within the lakes and upland buffer plantings as required



mitigation. Control structures will be installed on the outfall pipes to regulate lake levels, with a single regulated discharge provided into the NSLRWCD Canal-33.

Construction of the Phase 1 stormwater improvements is anticipated to occur within the next year. General design parameters for the stormwater infrastructure are summarized in Table No. 2, “Design Storms.”

TABLE No. 2 Design Storms			
Protection	Event - Year	Duration	Rainfall – inches
Roadway	10	24 hour	5.5”
Basin	25	3 days	9.5”
Homes	100	3 days	11.0”

4.2 WATER DISTRIBUTION SYSTEM

The Fort Pierce Utility Authority (“FPUA”) will serve as the provider of domestic water and fire protection services to the District. Upon completion of construction and formal acceptance, the District will dedicate the water lines to FPUA, which will then maintain the facilities.

For Phase 1 – East Side (PUD Phases 1, 2, and 3), the water distribution system will consist of 12-inch and 8-inch diameter water mains with internal loops constructed within the internal roadway network or within dedicated utility easements. The internal loop system will be connected to the FPUA transmission system by tying into an existing 12-inch water main located within the Rock Road right-of-way.

The design of the water system will be based on Equivalent Residential Unit (ERU) demand factors in accordance with FPUA requirements. The District will not finance any lateral service lines beyond private property boundaries, except those necessary to connect to the abutting utility main.

4.3 WASTEWATER COLLECTION SYSTEM

FPUA will provide wastewater service to the District and will assume ownership and maintenance of the facilities following construction, acceptance, and dedication by the District.

For Phase 1 – East Side (PUD Phases 1, 2, and 3), the wastewater collection system will include onsite improvements consisting of 8-inch diameter gravity mains, manholes, individual lot services, a lift station, and force main. These improvements will be located within the internal roadway network or within dedicated utility easements.

The system design will be based on Equivalent Residential Unit (ERU) demand factors consistent with FPUA requirements. The District will not finance any lateral service lines beyond private property boundaries, except those required to connect to the abutting utility main.



4.4 ROADWAY IMPROVEMENTS

The approved development plans for Pineapple Grove provide for approximately 5,420 linear feet of internal roadways within Phase 1. The roadways will consist of two-lane asphalt pavement with curb and gutter, constructed to serve the residential units, common areas, and amenities within the District. A sidewalk system will be included along the internal roadway network to promote pedestrian connectivity and enhance community accessibility. The roadway and sidewalk improvements will be constructed within the internal right-of-way in accordance with the approved plans.

For clarity, sidewalks maintained by the District are limited to those located within common areas. Sidewalks in front of single-family homes will be installed after home construction to avoid damage from construction activities and will not be funded with District funds.

4.5 OFFSITE ROADWAY IMPROVEMENTS

The approved development plans for Pineapple Grove provide for offsite roadway improvements required for access to the District. These improvements include:

- Turn lane improvements to Angle Road consisting of a dedicated left turn lane and right turn lane at the project entrance.
- Improvements to Rock Road including:
 - o Construction of approximately 1,900 linear feet of two-lane roadway with bike lanes
 - o A roundabout providing entry into Phases 1 and 2

All offsite improvements will be constructed in accordance with the approved development plans and applicable agency requirements.

4.6 BUFFERS & LANDSCAPING

The approved development plans for Pineapple Grove Phase 1 provide common area landscape buffers within designated open space tracts. These buffers enhance community appearance, provide screening, and meet local regulatory requirements.

Phase 1 includes:

- 40-foot buffers along the east and west boundaries;
- 25-foot buffer along the north boundary; and
- 50-foot buffer along the south boundary.

The buffers will be landscaped in accordance with the approved plans. Pursuant to a maintenance agreement between the District and the Property Owners Association (POA), ownership of the buffer areas will rest with the POA, while the District will be responsible for their ongoing maintenance.



SECTION 5.0

5.1 COST ESTIMATES FOR THE DEVELOPMENT IMPROVEMENTS

Culpepper and Terpening, Inc., serving as District Engineer in coordination with the Developer, has prepared the Engineer’s Estimates of Probable Construction Cost for the proposed improvements within the District. These estimates are derived from the approved Development Plan for Pineapple Grove, as well as contracts for construction and comparable projects within St. Lucie County.

The total Engineering Estimate of Probable Construction Cost is approximately **\$15,672,950**. A detailed breakdown of the estimated costs for the District’s components is provided in Table 3, “Estimates of Probable Cost.” These estimates also include allowances for soft costs (such as planning, engineering, legal, and related professional services) and contingencies to account for potential variations in construction and market conditions.

TABLE No. 3	
PINEAPPLE GROVE CDD	
ESTIMATES OF PROBABLE COST	
Description	Project Cost
Stormwater Management System	\$ 3,293,451
Water Distribution System	\$ 905,783
Wastewater Collection System	\$ 1,929,941
Roadway Improvements	\$ 6,074,006
Offsite Roadway Improvements	\$ 2,052,000
Buffers & Landscaping	\$ 1,417,769
TOTAL	\$ 15,672,950



SECTION 6.0

6.1 CONCLUSIONS

Based on the document prepared by Culpepper & Terpening, Inc., similar developments within the area, historical knowledge and with the reliance of information provided by the County and the Developer, the following findings are made:

1. The Pineapple Grove PUD is approved for 402 single family residential units.
2. The Pineapple Grove PUD, governing the development in the District is in good standing with the County.
3. The proposed Pineapple Grove CDD has a developed density of 402 residential units.
 - a. Phase 1 (aka PUD Phase 1, 2 & 3) = 227 units
 - b. Phase 2 – Not Included (aka PUD Phase 4 & 5 = 175 units
4. The estimates of probable cost for the improvements are estimated at \$15,672,950.
5. The Fort Pierce Utility Authority (“FPUA”) has sufficient water and wastewater capacities to provide service to the District.
6. A South Florida Water Management District (the “SFWMD”) Individual Environmental Resource Permit (the “ERP”) Permit No. 56-111090-P, issued on December 3, 2024.
7. The proposed work activity has been determined (by others) to be exempt from a U.S. Army Corps of Engineers (ACOE) permit.
8. Construction permits have been issued for the development within the District by St. Lucie County.
9. The proposed public infrastructure for the District is both desirable and based on sound engineering principles.
10. All public infrastructure financed by the District will be located on District lands or on lands owned by another unit of local government or will have a perpetual easement with respect to such public improvements.
11. The District will pay the fair market value or actual costs for such public infrastructure, whichever is the lower.
12. The direct and special benefit to lands within the District from the public improvements described herein, will equal or exceed the costs of such improvements.

Respectfully Submitted,

CULPEPPER & TERPENING, INC.


 Roberto Cabrera, P.E.
 District Engineer
 Florida Engineer No. 91515
 May 13, 2026

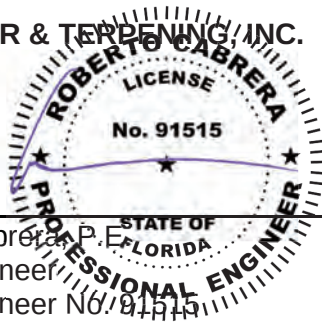


Exhibit B

Supplemental Assessment Methodology Report

Exhibit C

Maturities and Coupon of Series 2026 Bonds

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Term Bond due 2031:						
	05/01/2028		55,000	4.900%	4.900%	100.000
	05/01/2029		55,000	4.900%	4.900%	100.000
	05/01/2030		60,000	4.900%	4.900%	100.000
	05/01/2031	72303N AA0	60,000	4.900%	4.900%	100.000
			230,000			
Term Bond due 2036:						
	05/01/2032		65,000	5.300%	5.300%	100.000
	05/01/2033		70,000	5.300%	5.300%	100.000
	05/01/2034		70,000	5.300%	5.300%	100.000
	05/01/2035		75,000	5.300%	5.300%	100.000
	05/01/2036	72303N AB8	80,000	5.300%	5.300%	100.000
			360,000			
Term Bond due 2046:						
	05/01/2037		85,000	6.150%	6.150%	100.000
	05/01/2038		90,000	6.150%	6.150%	100.000
	05/01/2039		95,000	6.150%	6.150%	100.000
	05/01/2040		100,000	6.150%	6.150%	100.000
	05/01/2041		110,000	6.150%	6.150%	100.000
	05/01/2042		115,000	6.150%	6.150%	100.000
	05/01/2043		125,000	6.150%	6.150%	100.000
	05/01/2044		130,000	6.150%	6.150%	100.000
	05/01/2045		140,000	6.150%	6.150%	100.000
	05/01/2046	72303N AC6	150,000	6.150%	6.150%	100.000
			1,140,000			
Term Bond due 2057:						
	05/01/2047		155,000	6.500%	6.500%	100.000
	05/01/2048		170,000	6.500%	6.500%	100.000
	05/01/2049		180,000	6.500%	6.500%	100.000
	05/01/2050		190,000	6.500%	6.500%	100.000
	05/01/2051		205,000	6.500%	6.500%	100.000
	05/01/2052		215,000	6.500%	6.500%	100.000
	05/01/2053		230,000	6.500%	6.500%	100.000
	05/01/2054		245,000	6.500%	6.500%	100.000
	05/01/2055		265,000	6.500%	6.500%	100.000
	05/01/2056		280,000	6.500%	6.500%	100.000
	05/01/2057	72303N AD4	300,000	6.500%	6.500%	100.000
			2,435,000			
			4,165,000			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

Pineapple Grove Community Development District
(St. Lucie County, Florida)

Special Assessment Revenue Bonds, Series 2026

PRICING DATE: October 6, 2026

FINAL PRICING NUMBERS

Dated Date	10/16/2026
Delivery Date	10/16/2026

Sources:

Bond Proceeds:	
Par Amount	4,165,000.00
	4,165,000.00

Uses:

Project Fund Deposits:	
Project Fund	3,458,906.68
Other Fund Deposits:	
Capitalized Interest thru 11/1/2027	269,515.63
Debt Service Reserve Fund @ 25% of MADS	
	78,237.19
	347,752.82
Delivery Date Expenses:	
Cost of Issuance	275,040.50
Underwriter's Discount	
	83,300.00
	358,340.50
	4,165,000.00

Exhibit E
Annual Debt Service Payment Due on Series 2026 Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2027			140,148.13	140,148.13	
11/01/2027			129,367.50	129,367.50	269,515.63
05/01/2028	55,000	4.900%	129,367.50	184,367.50	
11/01/2028			128,020.00	128,020.00	312,387.50
05/01/2029	55,000	4.900%	128,020.00	183,020.00	
11/01/2029			126,672.50	126,672.50	309,692.50
05/01/2030	60,000	4.900%	126,672.50	186,672.50	
11/01/2030			125,202.50	125,202.50	311,875.00
05/01/2031	60,000	4.900%	125,202.50	185,202.50	
11/01/2031			123,732.50	123,732.50	308,935.00
05/01/2032	65,000	5.300%	123,732.50	188,732.50	
11/01/2032			122,010.00	122,010.00	310,742.50
05/01/2033	70,000	5.300%	122,010.00	192,010.00	
11/01/2033			120,155.00	120,155.00	312,165.00
05/01/2034	70,000	5.300%	120,155.00	190,155.00	
11/01/2034			118,300.00	118,300.00	308,455.00
05/01/2035	75,000	5.300%	118,300.00	193,300.00	
11/01/2035			116,312.50	116,312.50	309,612.50
05/01/2036	80,000	5.300%	116,312.50	196,312.50	
11/01/2036			114,192.50	114,192.50	310,505.00
05/01/2037	85,000	6.150%	114,192.50	199,192.50	
11/01/2037			111,578.75	111,578.75	310,771.25
05/01/2038	90,000	6.150%	111,578.75	201,578.75	
11/01/2038			108,811.25	108,811.25	310,390.00
05/01/2039	95,000	6.150%	108,811.25	203,811.25	
11/01/2039			105,890.00	105,890.00	309,701.25
05/01/2040	100,000	6.150%	105,890.00	205,890.00	
11/01/2040			102,815.00	102,815.00	308,705.00
05/01/2041	110,000	6.150%	102,815.00	212,815.00	
11/01/2041			99,432.50	99,432.50	312,247.50
05/01/2042	115,000	6.150%	99,432.50	214,432.50	
11/01/2042			95,896.25	95,896.25	310,328.75
05/01/2043	125,000	6.150%	95,896.25	220,896.25	
11/01/2043			92,052.50	92,052.50	312,948.75
05/01/2044	130,000	6.150%	92,052.50	222,052.50	
11/01/2044			88,055.00	88,055.00	310,107.50
05/01/2045	140,000	6.150%	88,055.00	228,055.00	
11/01/2045			83,750.00	83,750.00	311,805.00
05/01/2046	150,000	6.150%	83,750.00	233,750.00	
11/01/2046			79,137.50	79,137.50	312,887.50
05/01/2047	155,000	6.500%	79,137.50	234,137.50	
11/01/2047			74,100.00	74,100.00	308,237.50
05/01/2048	170,000	6.500%	74,100.00	244,100.00	
11/01/2048			68,575.00	68,575.00	312,675.00
05/01/2049	180,000	6.500%	68,575.00	248,575.00	
11/01/2049			62,725.00	62,725.00	311,300.00
05/01/2050	190,000	6.500%	62,725.00	252,725.00	
11/01/2050			56,550.00	56,550.00	309,275.00
05/01/2051	205,000	6.500%	56,550.00	261,550.00	
11/01/2051			49,887.50	49,887.50	311,437.50
05/01/2052	215,000	6.500%	49,887.50	264,887.50	
11/01/2052			42,900.00	42,900.00	307,787.50
05/01/2053	230,000	6.500%	42,900.00	272,900.00	
11/01/2053			35,425.00	35,425.00	308,325.00
05/01/2054	245,000	6.500%	35,425.00	280,425.00	
11/01/2054			27,462.50	27,462.50	307,887.50
05/01/2055	265,000	6.500%	27,462.50	292,462.50	
11/01/2055			18,850.00	18,850.00	311,312.50
05/01/2056	280,000	6.500%	18,850.00	298,850.00	
11/01/2056			9,750.00	9,750.00	308,600.00
05/01/2057	300,000	6.500%	9,750.00	309,750.00	
11/01/2057					309,750.00
	4,165,000		5,415,365.63	9,580,365.63	9,580,365.63

RESOLUTION NO. 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Pineapple Grove Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 14th day of October, 2026.

ATTEST:

**PINEAPPLE GROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Pineapple Grove Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

AMENDED FINAL BUDGET
PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	0	0	0
DEVELOPER CONTRIBUTION	123,025	120,336	120,336
DEBT ASSESSMENTS	0	0	0
INTEREST INCOME	200	1	1
TOTAL REVENUES	\$ 123,225	\$ 120,337	\$ 120,337
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
PAYROLL TAXES (EMPLOYER)	0	0	0
MANAGEMENT	33,000	33,000	33,000
LEGAL	30,000	35,000	28,098
ASSESSMENT ROLL	5,000	0	0
AUDIT FEES	0	0	0
ARBITRAGE REBATE FEE	0	0	0
INSURANCE	7,500	5,000	5,000
LEGAL ADVERTISING	30,000	12,500	5,739
MISCELLANEOUS	2,500	500	17
POSTAGE	300	125	97
OFFICE SUPPLIES	2,000	1,500	1,320
DUES & SUBSCRIPTIONS	175	250	250
TRUSTEE FEES	0	0	0
CONTINUING DISCLOSURE FEE	0	0	0
WEBSITE MANAGEMENT	2,750	2,750	2,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 113,225	\$ 90,625	\$ 76,271
MAINTENANCE EXPENDITURES			
IMPROVEMENT CONTINGENCY	5,000	500	0
ENGINEERING/INSPECTIONS	5,000	12,500	5,944
TOTAL MAINTENANCE EXPENDITURES	\$ 10,000	\$ 13,000	\$ 5,944
TOTAL EXPENDITURES	\$ 123,225	\$ 103,625	\$ 82,215
REVENUES LESS EXPENDITURES	\$ -	\$ 16,712	\$ 38,122
BOND PAYMENTS	0	0	0
BALANCE	\$ -	\$ 16,712	\$ 38,122
COUNTY APPRAISER & TAX COLLECTOR FEE	-	0	0
DISCOUNTS FOR EARLY PAYMENTS	-	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ 16,712	\$ 38,122

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$0
\$16,712
\$16,712

RESOLUTION NO. 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pineapple Grove Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-18 on October 8, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of October, 2026.

ATTEST:

**PINEAPPLE GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT
RANKING OF AUDITOR PROPOSALS
FOR FISCAL YEAR ENDING 9/30/26

Audit Firms				
Criteria	Point Range	Grau & Associates	Richie Tandoc, P.A.	McIntosh CPA
<u>Ability of Personnel:</u> (E.g., geographic locations of the firms headquarters of permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load).	1-10	9	9	9
<u>Proposer's Experience:</u> (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).	1-10	9	7	8
<u>Understanding of Scope of Work:</u> Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	1-10	9	8	9
<u>Ability to Furnish the Required Services:</u> 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.	1-10	9	8	9
<u>Price:</u> Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.	1-10	9	7	8
TOTAL POINTS	50	45	39	43
BID PRICE - 2025/2026 AUDIT		\$3,000.00	\$3,800.00	\$3,200.00
BID PRICE - 2026/2027 AUDIT		\$3,100.00	\$3,800.00	\$3,300.00
BID PRICE - 2027/2028 AUDIT		\$3,200.00	\$4,000.00	\$3,400.00
BID PRICE - 2028/2029 AUDIT		\$3,300.00	\$4,000.00	\$3,500.00
BID PRICE - 2029/2030 AUDIT		\$3,400.00	\$4,200.00	\$3,600.00
COMMENTS:		Currently the auditing firm for more than	Currently the auditing firm for more than	Partner has worked on audits for
		300 Special Districts and Governmental Entities.	16 Special Districts and Governmental Entities.	over 200 Special Districts and Governmental Entities.
RECOMMENDATION:		All three Firms are capable of performing the audit. Management recommends that Grau & Associates, the firm with the most experience and		
		the low bidder, be selected to perform the September 30, 2026, 2027 and 2028 annual audits, with an option subject to fee adjustments for inflation, to perform the fiscal year end audits for the two following years (FYE 9/30/29 and FYE 9/30/30).		

Note: 2026/2027 Budget For Audit Services is \$4,000.00

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Pineapple Grove Community Development District

Prepared By:
McIntosh CPA

September 16, 2026

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Transmittal Letter



September 16, 2026

Board of Supervisors
Pineapple Grove Community Development District
St. Lucie County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Pineapple Grove Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The Pineapple Grove Community Development District requires independent audit services for the fiscal years ending September 30, 2026 - 2028, with an option for two additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

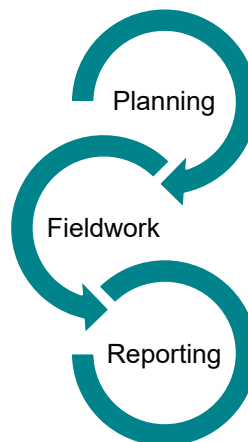
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



561-981-6282

mcintoshcpa@outlook.com

Racquel McIntosh, CPA

2385 NW Executive Center
Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA

CSDA

FASD

FICPA

FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

RACQUEL MCINTOSH

CPA

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
McIntosh CPA
Founder & President
- 2005 - 2023
Grau & Associates
Audit Staff 2005 - 2009
Audit Senior 2009 -2011
Audit Manager 2011 - 2014,
Audit Partner 2014 - 2023
- Continuing Professional Education
Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	80

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

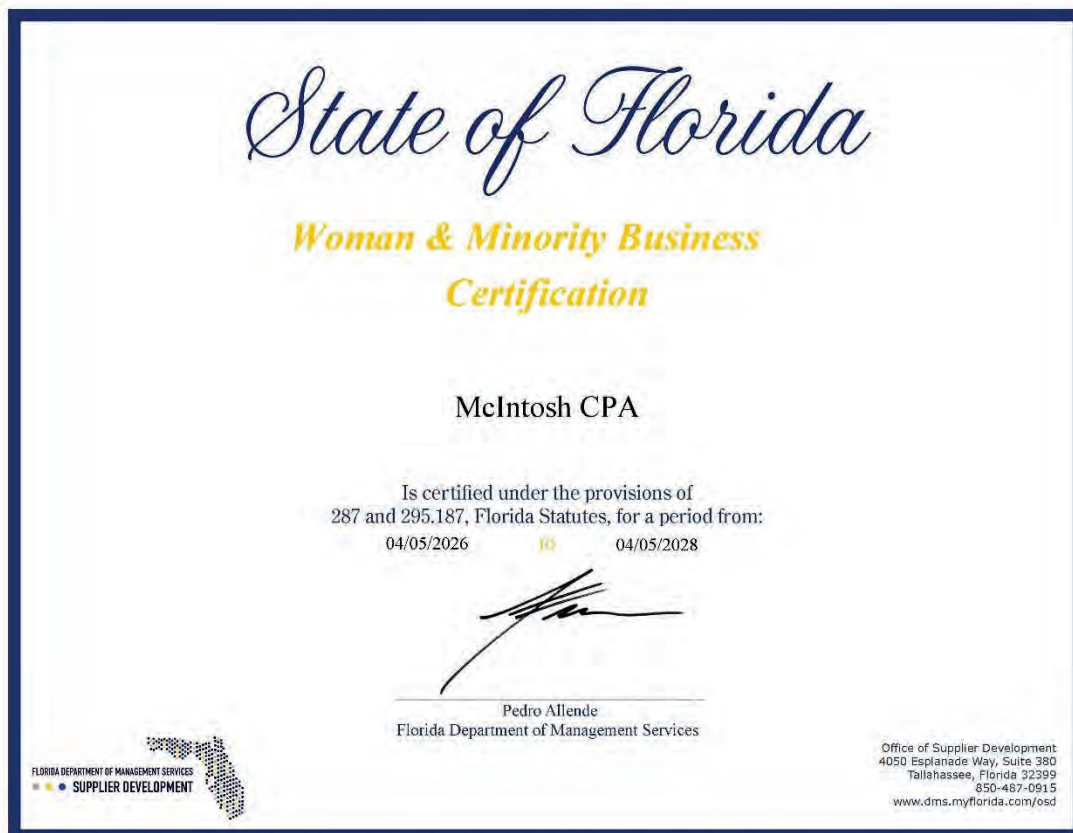
Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit.

Fiscal Year	Proposed Fee
2026	\$3,200
2027	\$3,300
2028	\$3,400
2029	\$3,500
2030	\$3,600

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated.

Appendix



Proposal

To Serve



In Response to Request for Proposals for:

Annual Audit Services

Due by: 4:00 pm, September 16, 2026

Contact:

Richie C. Tandoc, Audit & Assurance Partner
Email: richie@rtandoc-cpa.com

13453 SW 105th Avenue
Miami, Florida 33176
Tel. (305) 720-2502, ext. 101



Richie Tandoc, P.A.
Certified Public Accountant & Consultant

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Letter of Transmittal / Executive Summary



Richie Tandoc, P.A.

Certified Public Accountant & Consultant
13453 SW 105th Ave, Miami, Florida 33176 / T. (305) 720-2502

September 9, 2026

Stephanie Brown
District Manager
Pineapple Grove Community Development District
c/o Special Districts Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: Proposal to Provide Annual Audit Services

Dear Ms. Brown:

Richie Tandoc, P.A. is pleased to have the opportunity to submit a proposal to provide annual audit services to Pineapple Grove Community Development District (the “District”) for the fiscal years ending September 30, 2026, 2027 and 2028, with the option for an additional two-year renewal for the fiscal years ending September 30, 2029 and 2030.

Richie Tandoc, P.A. is committed to providing value-added and quality services to the District, combining the responsive personal contact associated with a smaller firm and the sophisticated professional resources of a larger firm. As leaders in servicing governmental and non-profit entities, Richie Tandoc, P.A. is fully qualified to provide audit services to the District. We strive to exceed the expectations of our clients, with a commitment to total quality service. Translating our experience and resources into effective and efficient value-added services to the District is our highest priority, which is why we believe we are best suited to be part of your professional team.

The task that the District faces in selecting a firm to provide audit services is not an easy one. Our goal in this proposal is to present those characteristics that distinguish us as the team best suited to serve the District.

Understanding of the Work and Ability to Perform

Based on the team’s knowledge and experience gained in serving governmental and non-profit entities for over three decades, more specifically the experience that we’ve gained having been auditors for governmental organizations similar in size to the District, the team at Richie Tandoc, P.A. has a clear understanding and ability to provide the scope of services requested, as more thoroughly described throughout this proposal.

Committed to Serving Governmental and Non-Profit Entities

Although the Firm of Richie Tandoc, P.A. officially began operating as a CPA firm in 2025, the team members at Richie Tandoc, P.A. have been serving governmental and non-profit entities for over 30 years (previously as part of PAAST, P.L. and SKJ&T, LLP). Richie Tandoc, P.A. strives to maintain its objectives in the rendering of services of the highest quality with local firm attentiveness to all of its governmental and non-profit clients.

Richie Tandoc, P.A.’s professionals, from entry-level accountants, to the managers, and to the partner, are trained to understand the issues and meet the needs of governmental and non-profit entities.

Our professionals bring a comprehensive understanding of the issues that face governmental and non-profit entities as well as “bench strength” at all levels, allowing us to respond swiftly and effectively to your evolving needs.

Your proposed engagement team consists of the following supervisory professionals:

- Richie Tandoc, Client Service and Engagement Partner – has 33 years of experience auditing governmental and non-profit organizations;
- Jenny Orantes, Audit Senior Manager – has 26 years of experience auditing governmental and non-profit organizations; and
- Danae Garcia, Audit Supervisor – has 24 years of experience auditing governmental and non-profit organizations.

With this team, the District can be assured that we are committed to performing the audit services within the timeframe required in the request for proposals.

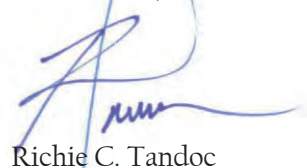
Responsiveness

Richie Tandoc, P.A. takes pride in responding to the needs of its clients. This responsiveness is not only demonstrated by committing to performing our services within the timeframe required, but in responding to other requests as well. Our ability to be responsive will be enhanced by the open communications and excellent working relationship that we hope to develop with the District.

We look forward to hearing from you and to working with the District. As a Partner of Richie Tandoc, P.A., I am the District’s primary contact and I am duly authorized to make representations for, and bind, the Firm. I can be reached directly at (305) 720-2502, ext. 101 or at richie@rtandoc-cpa.com.

Sincerely,

Richie Tandoc, P.A.



Richie C. Tandoc
Audit & Assurance Partner



Proposal Requirements

Firm Background

Richie Tandoc, P.A. (the “Firm”) was originally founded and incorporated on March 1, 2017, but was originally a member/owner of SKJ&T, LLP and PAAST, P.L. certified public accounting firms, for over two decades. **Effective July 16, 2025, Richie Tandoc, P.A. separated from PAAST, P.L. and began operating full-time as its own certified public accounting firm. In addition, all of the governmental audit professionals from PAAST, P.L. have joined Richie Tandoc, P.A.** As such, the Firm will continue to provide professional services to its governmental and non-profit clients, including accounting/bookkeeping, auditing, consulting, and other assurance and advisory services.

The Firm’s audit and assurance practice (which consists of accounting, compilations, reviews, audits, consulting and other advisory services) is composed 70% of engagements in the governmental and non-profit industries, and 30% in the commercial industry, including investments, construction, manufacturing, distribution, import/export, retail, and services fields.

Richie Tandoc, P.A. is a member of the American Institute of Certified Public Accountants Private Companies Division for CPA firms. Richie Tandoc and all eligible employees are members of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants, and are in good standing with such Institutes. In addition, two of the members on the assigned engagement team are Certified Fraud Examiners, and are members of the Association of Certified Fraud Examiners.

Size and Organizational Structure of the Firm

Richie Tandoc, P.A. is considered a local CPA firm, and consists of the following owner/partner:

	Years of Experience
Richie Tandoc, Audit & Assurance Partner	33

In addition to the Partner above, the Firm consists of 7 other audit professionals composed of the following:

	Number of Personnel
Audit Professionals:	
Managers/Supervisors	3
Staff	4
Total	7

Experience in Auditing Governmental and Non-Profit Entities

Our audit professionals have substantial experience in auditing governmental and non-profit entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.550 and 10.650, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable. In addition, Richie Tandoc, P.A. is a member of the AICPA’s Not-for-Profit Section the Government Finance Officers Association and the Florida Government Finance Officers Association.

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

The following is a select list of governmental and non-profit audits that the proposed audit team at Richie Tandoc, P.A. have worked on in the last five years (special districts and special purpose governments are highlighted in red):

Governmental and Non-Profit Financial Statement and Single Audits

- | | |
|---|---|
| ▪ Alzheimer's Association SE Fl. Chapter, Inc. | ▪ Foundation For Human Rights in Cuba, Inc. |
| ▪ Bayfront Park Management Trust | ▪ Lincoln Road Business Improvement District |
| ▪ Bacardi Family Foundation, Inc. | ▪ Miami Homes for All, Inc. |
| ▪ Boynton Beach Community Red. Agency | ▪ Miami-Dade County Aviation Department |
| ▪ Broward Housing Solutions, Inc. | ▪ Miami-Dade County General Segment |
| ▪ Catholic Charities Legal Services, Inc. | ▪ Miami-Dade County Industrial Dev. Authority |
| ▪ City of Hialeah, Florida | ▪ Miami-Dade Expressway Authority |
| ▪ City of Miami, Florida | ▪ Miami-Dade Transit |
| ▪ City of Miami Midtown CRA | ▪ Miami Sports & Exhibition Authority |
| ▪ City of Miami Omni CRA | ▪ Miami Workers Center, Inc. |
| ▪ City of Miami SE Overtown Park West CRA | ▪ Ophthalmology Research Foundation, Inc. |
| ▪ Coconut Grove Business Improvement District | ▪ Outreach Aid to the Americas, Inc. |
| ▪ CubaNet News, Inc. | ▪ School Board of Miami-Dade County |
| ▪ First Call For Help of Broward, Inc. | ▪ Two Ridges Community Development District |
| ▪ Florida Rising, Inc. / Florida New Majority, Inc. | ▪ Virginia Key Beach Park Trust |
| ▪ Florida Rising Together, Inc. / Florida New Majority Education Fund, Inc. | ▪ Washington Avenue Business Imp. District |
| ▪ Kristi House, Inc. | ▪ West Villages Improvement District |
| | ▪ Wynwood Business Improvement District |

Proposed Engagement Team

In order to fulfill our commitment to the District, we have structured the proposed engagement team to be responsive to your needs, consisting of professionals with the skills and experience in dealing with the issues you face. Below are the resumes of the proposed engagement team members.

Richie Tandoc, CPA, CFE

Client Service & Engagement Partner

Responsibilities

Richie will serve as the primary contact for management to ensure open and effective channels of communication. His responsibilities include keeping abreast of important developments concerning issues that would directly affect the District; coordinating the total services to be provided through continuous communication with members of the engagement team; determining the content of the reports to be issued; ascertaining that professional standards have been complied with throughout the engagement; and directing and controlling the efforts of all personnel on the engagement.

Resume

Richie is a Certified Public Accountant and Certified Fraud Examiner with over 33 years of experience providing audit services to governmental and non-profit clients.

Richie specializes in providing services specifically to: non-profit organizations, including charitable, religious and educational organizations and foundations, community

Education:

- Bachelor of Accounting, Florida International University
- Master of Accounting, Florida International University

social welfare organizations, and business leagues; and governmental organizations, including state and local governments, special districts, and special-purpose governmental organizations. He also specializes in performing Federal and State Single Audits for governmental and non-profit organizations in accordance with *Government Auditing Standards*, OMB Uniform Guidance and Chapter, 10.650 and 10.550, *Rules of the Auditor General*, respectively.

Richie stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Richie is compliant with the Yellow Book requirements for CPE.

Prior to starting Richie Tandoc, P.A., Richie was a Partner with SKJ&T, LLP/PAAST P.L. for 22 years, and prior to that, he was a Senior Manager with KPMG for 8 years. During his time at KPMG, Richie completed a 2-year audit rotation in KPMG's London, England office.

Richie has provided services to a wide range of governmental clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Hialeah; City of Miami; City of Miami Community Redevelopment Agencies; City of Pompano Beach; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade Expressway Authority; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Two Ridges Community Development District; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Jenny Orantes, CFE *Engagement Senior Manager*

Responsibilities

Jenny will be responsible for developing and coordinating the overall audit work plan under the direction of the client service partner. Her responsibilities also include supervising staff personnel, coordinating the day-to-day audit fieldwork with the Supervisor, and performing an in-depth review of all pertinent work papers and reports.

Professional and Business Affiliations:

- Certified Public Accountant, Florida
- Certified Fraud Examiner, ACFE
- Member, Association of Certified Fraud Examiners
- Member, American Institute of CPAs
- Member, Government Finance Officers Association
- Member, Florida Government Finance Officers Association
- Alumni, Florida International University
- Member and Co-Chair, United Way of Miami-Dade County Agency Audit Committee
- Member, United Way of Miami-Dade County Community Impact Committee
- Former Board Member, Early Learning Coalition of Miami-Dade/Monroe
- Former Member, Early Learning Coalition of Miami-Dade/Monroe Finance Committee
- Member, FICPA Audit Committee

Jenny will also be responsible for coordinating the completion of the audit and the preparation of the reports; and for bringing to the attention of the client service partner any technical and sensitive issues, and potential solutions to such.

Resume

Jenny is a Certified Fraud Examiner with over 26 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A., she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Senior Manager.

She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Jenny stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Jenny is compliant with the Yellow Book requirements for CPE.

Jenny has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Miami-Dade County; Miami-Dade County Aviation Department; Miami Beach Housing Authority; School Board of Miami-Dade County; School District of Palm Beach County; and Wynwood Business Improvement District.

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

Professional and Business Affiliations:

- Certified Fraud Examiner, ACFE
- Member, Association of Certified Fraud Examiners
- Associate Member, American Institute of CPAs
- Associate Member, Florida Institute of CPAs
- Member, Gov't Finance Officers Association
- Member, Florida Gov't Finance Officers Association
- Alumni, Florida International University
- Former Member, United Way of Miami-Dade County Agency Audit Committee

Danae Garcia

Engagement Supervisor

Responsibilities

Danae will assist in the planning of the audit; allocate audit tasks to staff and direct the day-to-day performance of the plan; will be under the supervision of the client service partner and senior manager; supervise audit staff and oversee daily progress of the engagement; communicate with the senior manager regarding the progress of the audit; review all workpapers and reports; and identify any technical issues to be discussed with the senior manager.

Resume

Danae has over 24 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A, she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Supervisor. She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Danae stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Danae is compliant with the Yellow Book requirements for CPE.

Education and Professional Affiliations:

- Bachelor of Accounting, Florida International University
- Currently studying for the Certified Fraud Examiners exam
- Associate Member, AICPA
- Associate Member, FICPA
- Alumni, Florida Int'l University

Danae has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Miami; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Two Ridges Community Development District; Virginia Key Beach Park Trust; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Experience in Auditing Special Districts

Our professionals have substantial experience in auditing governmental entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.650 and 10.550, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable.

More specifically, **we have significant experience in auditing special districts and other special purpose governmental entities**, similar to the District. The following is a select list of special districts that the proposed team members have provided audit services to in the last year:

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

Boynton Beach Community Redevelopment Agency

Services Conducted: Financial statement audit
Principal Contact: Vicki Hill, Finance Director
100 E. Ocean Ave, Boynton Beach, FL 33435
(561) 600-9092
HillV@bbfl.us

City of Miami Community Redevelopment Agencies (3 Special Districts)

Services Conducted: Financial statement audit, Federal single audit, and agreed-upon procedures
Principal Contact: Miguel Valentin, Finance Officer
819 NW 2nd Ave, 3rd Floor, Miami, FL 33136
(305) 679-6810
mavalentin@miamigov.com

Coconut Grove Business Improvement District

Services Conducted: Financial statement audit
Principal Contact: Mark Burns, Executive Director
3250 Mary St. #305, Coconut Grove, FL 33133
(305) 461-5506
mark@grovebid.com

Lincoln Road Business Improvement District

Services Conducted: Financial statement audit
Principal Contact: Anabel Llopis, Executive Director
1620 Drexel Ave, Suite 100, Miami Beach, FL 33139
(305) 600-0219
anabel@lincolnrd.com

Miami-Dade County Industrial Development Authority

Services Conducted: Financial statement audit
Principal Contact: Amanda Llovet, CFO
80 SW 8th St, Suite 2801, Miami, FL 33130
(305) 579-0070
allovett@mdcida.org

Two Ridges Community Development District

Services Conducted: Financial statement audit
Principal Contact: Jeff Walker, CFO (Special District Services, Inc.)
2501A Burns Rd, Palm Beach Gardens, FL 33410
(561) 579-630-4922
JWalker@sdsinc.org

West Villages Improvement District

Services Conducted: Financial statement audit and state single audit
Principal Contact: Jeff Walker, CFO (Special District Services, Inc.)
2501A Burns Rd, Palm Beach Gardens, FL 33410
(561) 579-630-4922
JWalker@sdsinc.org

Washington Avenue Business Improvement District

Services Conducted:	Financial statement audit
Principal Contact:	Troy Wright, Executive Director 1234 Washington Ave, #204, Miami Beach, FL 33139 (305) 916-0779 twright@washavemb.com

Understanding of and Ability to Furnish the Scope of Work

Richie Tandoc, P.A. has the ability and capability to perform the services required in the RFP, based on the proposed team members' experience in auditing similar entities, and our knowledge of and expertise in state and local government accounting and auditing. We understand the scope of work includes an audit of the District's basic financial statements, in accordance with:

- Rules of the Auditor General of the State of Florida, Chapters 10.550;
- Section 218.415, Florida Statutes, *Local Government Investment Policies*;
- Audits of State and Local Governments, issued by the AICPA;
- Generally Accepted Auditing Standards;
- Government Auditing Standards, issued by the Comptroller General of the United States;
- Generally Accepted Governmental Accounting Standards; and
- Any other applicable federal, state, local regulations or professional guidance not specifically listed above, which may be adopted by these organizations in the future.

Our understanding of the reports to be issued for the District, include:

- Report on the fair presentation of the basic financial statements (independent auditor's report);
- Report on internal control over financial reporting and on compliance and other matters based on an audit of the financial statements (Yellow Book report);
- Management letter in accordance with "Rules of the Auditor General"; and
- Report on compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*.

As previously mentioned, although the Firm has only recently begun operations as its own CPA firm, all of the government audit professionals at the Firm have been together since their days at SKJ&T, LLP / PAAST, P.L. The three members on the proposed team have been working together since 2003, and have been providing audit services to our governmental clients since then, and will continue to do so under Richie Tandoc, P.A.

Proposed Fees

Richie Tandoc, P.A.'s policy is to estimate fees at amounts that are highly competitive, but will also enable us to respond to your needs and provide the quality of service that the District requires. In general, our fees are based on the level of experience and training of the individuals assigned to the engagement.

Our proposed fees below also include the availability of the members of the engagement team to assist the District in answering any accounting, auditing, and/or financial reporting technical questions, or any other questions within the scope of the audit engagement, during the engagement and throughout the year. We do not charge extra for these kinds of technical questions. However, questions or services that are not within the scope of the audit may include those services that would not impair our independence as your auditors, such as consent letters, certain agreed-upon procedures, tax-related research and inquiries, and certain other financial consulting services, and would therefore be charged at rates agreed-upon with management.

PINEAPPLE GROVE COMMUNITY DEVELOPMENT DISTRICT

Richie Tandoc, P.A.'s lump sum proposed cost for the annual audit services, for the fiscal years ending September 30, 2026, 2027 and 2028, and the additional two-year renewal, are as follows:

Year Ending Sep 30,	Lump Sum Proposed Cost
2026	\$ 3,800
2027	3,800
2028	4,000
2029	4,000
2030	4,200

Proposed Timetable

With management's approval, our proposed timetable for the audit is as follows:

Key Phase	Nov		Dec		Jan		Feb	
Audit Planning								
Interim Procedures								
Year-End Substantive Testing								
Exit Conference and Draft Reports								
Final Reports								

Once the timetable is agreed and finalized with management of the District, Richie Tandoc, P.A. will be committed to completing the audit within the dates specified.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

PINEAPPLE GROVE

Community Development District

Proposal Due: September 16, 2026
4:00PM

Submitted to:

Pineapple Grove
Community Development District
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

September 16, 2026

Pineapple Grove Community Development District
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Request for Proposal for Professional Auditing Services for the fiscal years ended September 30, 2026-2028, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Pineapple Grove Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you with an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing Your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

A handwritten signature in blue ink, appearing to read 'Antonio J. Grau', is written over a horizontal line.

Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



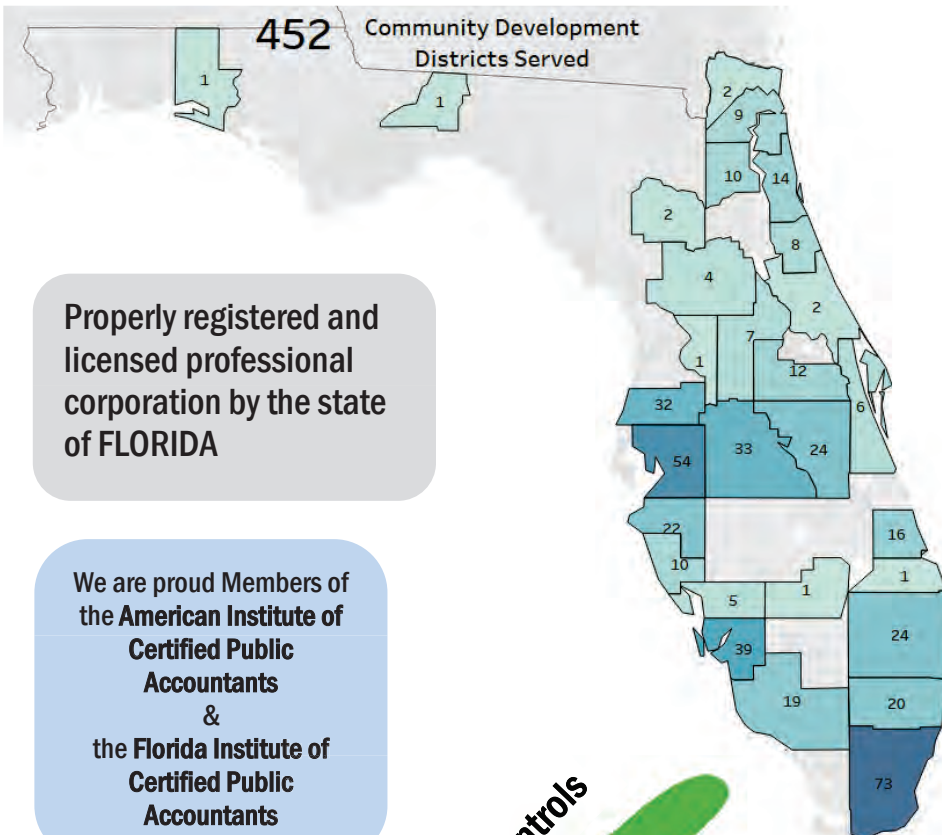
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.

Prida Guida & Perez

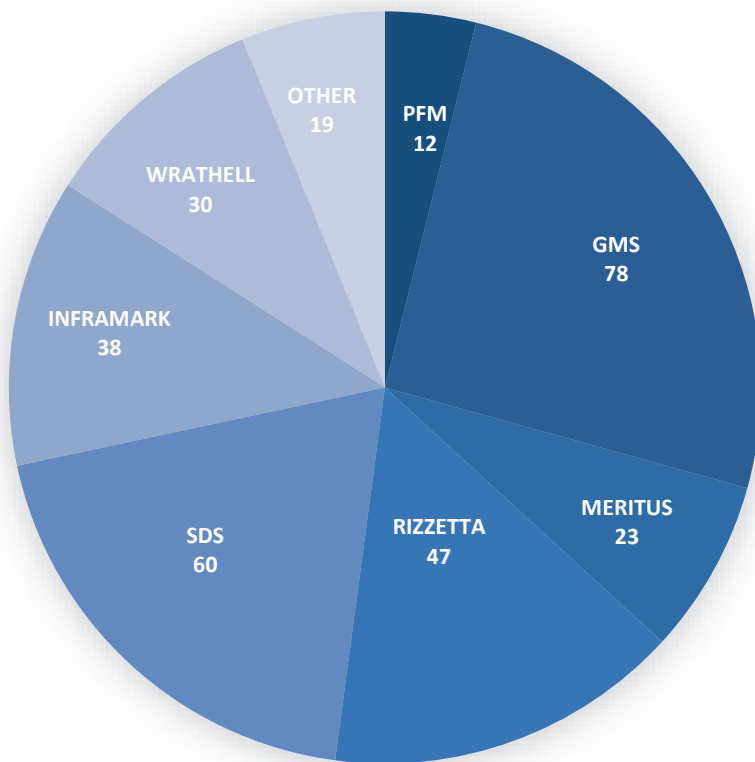
Prida Guida & Perez, P.A.

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government Accounting, Auditing:

32 hours; Accounting, Auditing and Other:

58 hours

Professional

Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)

Years Performing Audits: 10+

CPE (last 2 years):

Government Accounting, Auditing:

28 hours; Accounting, Auditing and Other:

88 hours

Professional

Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA, Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I, II, IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	32
Accounting, Auditing and Other	58
Total Hours	90 (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner
Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verona Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$3,000
2027	\$3,100
2028	\$3,200
2029	\$3,300
2030	<u>\$3,400</u>
TOTAL (2026-2030)	<u>\$16,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional debt is issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing **Pineapple Grove Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**