



**SOUTHERN GROVE
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1-10**

**PORT ST. LUCIE
REGULAR BOARD MEETING
May 6, 2026
10:30 A.M.**

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

www.southerngrovecdd1.org
www.southerngrovecdd2.org
www.southerngrovecdd3.org
www.southerngrovecdd4.org
www.southerngrovecdd5.org
www.southerngrovecdd6.org
www.southerngrovecdd7.org
www.southerngrovecdd8.org
www.southerngrovecdd9.org
www.southerngrovecdd10.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 4 & 6
Offices of Special District Services, Inc.
10521 SW Village Center Drive, Suite 203
Port St. Lucie, FL 34987

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025011?omn=86374271262>

Meeting ID: 334 102 5011 Dial In at: 1 929 436 2866

REGULAR BOARD MEETING & PUBLIC HEARING'S

May 6, 2026

11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Accept Resignation of Elijah Wooten (CDDs No. 7,8 & 10).....Page 2
- D. Appointments to Board Vacancies
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Establish Quorum
- G. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- H. Additions or Deletions to Agenda
- I. Comments from the Public Not on the Agenda
- J. **Public Hearing – Uniform Method of Collection (CDDs 1 – 6 & 9)**
 - 1. Proof of Publication.....Page 3
 - 2. Receive Public Comment on the Use of the Uniform Method of Collection
 - 3. Consider Resolution No. 2026-26 – Adopting the Uniform Method of Collection.....Page 4
- K. **Public Hearing – Levy of Non-Ad Valorem Assessments (CDDs 1-10)**
 - 1. Proof of Publication.....Page 31
 - 2. Receive Public Comment on the Levy Non-Ad Valorem Assessments
 - 3. Consider Resolution No. 2026-27 – Levy Non-Ad Valorem Assessments.....Page 32
- L. Consent Items
 - 1. Consider Approval of April 1, 2026 Regular Board Meeting Minutes (CDDs 1-3, 5 & 7-10)...Page 132
 - 2. Consider Approval of April 3, 2026 Special Board Meeting Minutes (4 & 6).....Page 138
 - 3. Consider Approval of Agreement for Stormwater Improvement Repair Services with Underwater Engineering Services, Inc.....Page 142
 - 4. Consider Approval of Agreement for Pressure Washing Services with Florida Coast Power Washing LLC.....Page 143

5. Consider Approval of Agreement for Excavation Services with Armadillo Dirt Works LLC...Page 145

M. Old Business

N. New Business

1. Consideration of Matters Relating to Series 2026 Bonds

- Consider Approval of Trustee for the SG 2026 Bond Series (CDD No. 5).....Page 147
- Presentation of Supplemental Engineer’s Report.....Page 148
- Presentation of Supplemental Assessment Methodology Report.....Page 162
- Consider Resolution No. 2026-28 – Supplemental Assessment Resolution (CDD No. 1,3,5,7,9 & 10).....Page 169
- Consider Approval of Acquisition Agreement (CDD 5).....Page 291

2. Consider Resolution No. 2026-29 – Setting a Public Hearing for Intent to Use Uniform Method of Collection (CDDs No. 7, 8, & 10).....Page 306

3. Consider Approval of Work Authorization No. WA-19-144-259 – Tambone SG 7.36 Acres.....Page 309

4. Consider Approval of Work Authorization No. WA-19-144-260 – Southern Grove Plat No. 50.....Page 311

O. Administrative Matters

1. Manager’s Report

2. Attorney’s Report

3. Engineer’s Report

4. Financial Report.....Page 313

5. Founder’s Report

P. Board Member Discussion Requests and Comments

Q. Adjourn

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES

NOTICE OF REGULAR MEETING

- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10

The Boards of Supervisors ("Boards") of the Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (collectively, the "Districts") will hold a joint public hearing on Wednesday, May 6, 2026, at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987, to consider the adoption of an assessment roll, the imposition of special assessments to secure existing and proposed future bonds on benefited lands within the Districts, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The joint public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

The Districts have previously levied master debt service assessments through a variety of assessment proceedings spanning multiple years. These master debt service special assessments reflect the maximum amount of debt assessments that can be imposed on the lands within the Districts to finance the cost of public infrastructure improvements that benefit the lands within the Districts. In order to streamline the Districts' assessment proceedings, and to facilitate ease of administration in future bond issuances, the Districts now desire to conduct a new master debt service special assessment process in order to more clearly memorialize the currently approved master debt service assessment lien relative to the financing of the cost of the Districts' public infrastructure.

A depiction of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Manager, located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; Ph: (772) 345-5119 or 2501A Burns Road, Palm Beach Gardens, Florida 33410; Ph: (561) 630-4922 (the "District Manager's Office").

The Districts are units of special-purpose local government responsible for providing community-wide and district-specific infrastructure improvements benefiting the lands within the Districts. The infrastructure improvements ("Improvements") include, but are not limited to, roadways, stormwater management system and drainage improvements, water and sewer utility improvements, recreation improvements including trails, landscape and hardscape improvements, and other infrastructure, all as more specifically described in the *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), which is on file and available during normal business hours at the District Manager's Office.

The Districts intend to impose assessments on benefited lands within the Districts in the manner set forth in the *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), which is on file and available during normal business hours at the District Manager's Office. The schedule of the maximum debt service assessments allocable to each unit type is as set forth in the Master Assessment Methodology.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the St. Lucie County tax roll by the Tax Collector. Alternatively, the Districts may choose to directly collect and enforce these assessments, as applicable. All affected property owners have the right to appear at the public hearings and the right to file written objections with the Districts within twenty (20) days of the publication of this notice.

Also on Wednesday, May 6, 2026, at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987, the Boards will hold regular public meetings to consider any other business that may lawfully be considered by the Districts. The Board meetings and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meetings and/or the public hearings may be continued in progress to a date and time certain announced at the meetings and/or hearings.

If anyone chooses to appeal any decision of any Board with respect to any matter considered at the meetings or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meetings or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

B. Frank Sakuma, District Manager

- Southern Grove Community Development District No. 1
- Southern Grove Community Development District No. 2
- Southern Grove Community Development District No. 3
- Southern Grove Community Development District No. 4
- Southern Grove Community Development District No. 5
- Southern Grove Community Development District No. 6
- Southern Grove Community Development District No. 7
- Southern Grove Community Development District No. 8
- Southern Grove Community Development District No. 9
- Southern Grove Community Development District No. 10

PLEASE INSERT RESOLUTIONS (NOS. 1 THROUGH 10 BELOW)

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

WHEREAS, the Southern Grove Community Development District No. 1 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure improvements serving the mixed-use development known as "Southern Grove"; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the "Improvements") benefiting Southern Grove described in that certain *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the "Original Debt Service Assessment Proceedings"); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the "Assignment and Assumption"), and

WHEREAS, to streamline the District's assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the Board of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements described in the Master Engineer's Report attached hereto as **Composite Exhibit A**; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master debt service special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology attached hereto as **Composite Exhibit B** and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Composite Exhibit A**, which is on file at the District Records Office. **Composite Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$380,990,458 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$445,750,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Composite Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Lucie County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March 2026.

ATTEST:

/X/
Secretary / Assistant Secretary

/X/
Chairperson, Board of Supervisors

Exhibit A: Master Engineer's Report; *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013; *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014; and *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019

Exhibit B: Master Assessment Methodology; *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013; *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014; and *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

WHEREAS, the Southern Grove Community Development District No. 2 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure improvements serving the mixed-use development known as "Southern Grove"; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the "Improvements") benefiting Southern Grove described in that certain *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the "Original Debt Service Assessment Proceedings"); and

WHEREAS, to streamline the District's assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the Board of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements described in the Master Engineer's Report attached hereto as **Composite Exhibit A**; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master debt service special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology attached hereto as **Composite Exhibit B** and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, FL 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Composite Exhibit A**, which is on file at the District Records Office. **Composite Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$380,990,458 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$445,750,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Composite Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Lucie County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings.

SECTION 14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March 2026.

ATTEST:

/X/
Secretary / Assistant Secretary

/X/
Chairperson, Board of Supervisors

Exhibit A: Master Engineer's Report; *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013; *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014; and *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019

Exhibit B: Master Assessment Methodology; *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013; *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014; and *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

WHEREAS, the Southern Grove Community Development District No. 3 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure improvements serving the mixed-use development known as "Southern Grove"; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the "Improvements") benefiting Southern Grove described in that certain *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the "Original Debt Service Assessment Proceedings"); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 8 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (the "District Assignment and Assumption"); and

WHEREAS, Southern Grove Community Development District No. 4 additionally thereafter assigned to the District its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (collectively with the District Assignment and Assumption, the "Assignment and Assumption"); and

WHEREAS, to streamline the District's assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the Board of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements described in the Master Engineer's Report attached hereto as **Composite Exhibit A**; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master debt service special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology attached hereto as **Composite Exhibit B** and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, FL 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (collectively, the "District Records Office"); and

From: [Elijah Wooten](#)
To: [Frank Sakuma](#)
Cc: [Stephanie Brown](#); [Brielle Barba](#)
Subject: Re: Southern Grove CDDs - Resignation - Form 1F
Date: Thursday, March 19, 2026 10:03:15 AM

Good morning Frank,

You are correct the City conducted a reorganization and my position was eliminated. Therefore, I am submitting this email to confirm I am resigning from CDD Board. I wish the Tradition and Southern Grove CDD continued success and it has been a privilege to serve on the CDD Board.

Thanks,

Elijah L. Wooten, Jr. MBA
Realtor
Keller Williams Realty East Boca
Cell - (754) 214-4532

On Mar 19, 2026, at 8:23 AM, Frank Sakuma <bsakuma@sdsinc.org> wrote:

Good morning Elijah,

We've been informed that you've resigned from your seats at Southern Grove Community Development Districts. We do need a written resignation, email is fine or you can draft one and attach to an email.

We also will coordinate with you on making sure that you have access to file your Form 1F, and then we can follow up with any other questions that you may have.

Best regards...Frank

B. Frank Sakuma, Jr., CDM
District Manager
Special District Services, Inc.
(772) 345-5119
www.sdsinc.org

NOTE: Under Florida Law, e-mail addresses sent to this office are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS NOS. 1-10
NOTICE OF THE DISTRICTS INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (collectively, the Districts) intend to use the uniform method of collecting non-ad valorem special assessments to be levied by the Districts pursuant to Section 197.3632, Florida Statutes. The Boards of Supervisors of the Districts will conduct a joint public hearing on May 6, 2026 at 10:30 a.m. at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (Uniform Method) to be levied by the Districts on the properties located within the boundaries of the Districts.

The Districts may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the Districts, to consist of, among other things, roadways, sanitary sewer system, water distribution system, irrigation/reclaimed water system, stormwater management system, landscaping, hardscape, irrigation, recreational facilities, and/or any other lawful improvements or services of the Districts. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Managers office at 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, (561) 630-4922, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

B. Frank Sakuma
District Manager

Southern Grove Community Development District No. 1
Southern Grove Community Development District No. 2
Southern Grove Community Development District No. 3
Southern Grove Community Development District No. 4
Southern Grove Community Development District No. 5
Southern Grove Community Development District No. 6
Southern Grove Community Development District No. 7
Southern Grove Community Development District No. 8
Southern Grove Community Development District No. 9
Southern Grove Community Development District No. 10

Pub: April 8, 15, 22, 29, 2026
TCN12209621

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 1 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

DESCRIPTION:(CDD NO.1)

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ALL OF PARCEL 25D, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND EXHIBIT J AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 25D; THENCE SOUTH 25°57'22" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 25D, ALSO BEING THE WESTERLY LINE OF VILLAGE PARKWAY RIGHT-OF-WAY, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, A DISTANCE OF 1183.58 FEET; THENCE CONTINUE SOUTH 25°57'22" EAST ALONG THE EASTERLY LINE OF SAID EXHIBIT J, A DISTANCE OF 30.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EXHIBIT J, SAID POINT BEING A POINT ON A CURVE CONCAVE THE THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET AND WHOSE CHORD BEARS SOUTH 65°07'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF EXHIBIT J, THROUGH A CENTRAL ANGLE OF 00°44'39", A DISTANCE OF 25.00 FEET; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1925.00 FEET AND WHOSE CHORD BEARS SOUTH 76°20'15" WEST, THROUGH A CENTRAL ANGLE OF 21°41'05", A DISTANCE OF 728.55 FEET TO A POINT OF NON-TANGENCY, (THE PRECEDING COURSE BEING ALONG THE NORTHERLY RIGHT-OF-WAY OF E/W 3 RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF TRACT RW, OF THE PLAT OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA), SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID PARCEL 25D; THENCE NORTH 10°18'26" WEST, A DISTANCE OF 177.67 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8502.29 FEET AND A RADIAL LINE FROM SAID POINT OF NORTH 79°38'59" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF OF 01°45'20", A DISTANCE OF 260.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°35'41" WEST, A DISTANCE OF 23.75 FEET; THENCE NORTH 06°33'44" WEST, A DISTANCE OF 615.99 FEET; THENCE NORTH 49°58'54" WEST, A DISTANCE OF 45.03 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID WESTERLY LINE OF PARCEL 25D) TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 25D; THENCE NORTH 64°58'12" EAST ALONG SAID NORTHERLY LINE OF PARCEL 25D, A DISTANCE OF 417.52 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15.58 ACRES MORE OR LESS.

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 2 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

DESCRIPTION: C.D.D. NO. 2

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 166, PAGE 168 WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 577, PAGE 676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG SAID EAST OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 577, PAGE 676, A DISTANCE OF 2348.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED BECKER ROAD; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°54'26" EAST, A DISTANCE OF 2123.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4925.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°35'06", AN ARC DISTANCE OF 1511.55 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 72°19'20" EAST ALONG SAID LINE, A DISTANCE OF 2451.74 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5073.00 FEET;
4. EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°42'45", AN ARC DISTANCE OF 1568.89 FEET TO A POINT OF TANGENCY WITH A LINE;
5. NORTH 89°57'55" EAST ALONG SAID LINE, A DISTANCE OF 2640.39 FEET TO A POINT INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95;

THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°05'02" WEST, A DISTANCE OF 562.98 FEET;
2. SOUTH 09°10'27" WEST, A DISTANCE OF 101.27 FEET;
3. SOUTH 00°05'02" WEST, A DISTANCE OF 483.47 FEET; TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SOUTHERN GROVES PARCEL (EXHIBIT "B" OFFICIAL RECORD BOOK 1536, PAGE 1703) AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-23;

THENCE TRAVERSING SAID SOUTH LINE OF SOUTHERN GROVES AND SAID NORTH RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 89°54'36" WEST, A DISTANCE OF 4896.74 FEET;
2. NORTH 89°54'26" WEST, A DISTANCE OF 5221.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 398.292 ACRES, MORE OR LESS.

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 3 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION: (CDD NO. 3)

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF PARCEL 27D, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PARCEL 28, PARCEL 28-A AND CONSERVATION TRACT NO. 12 AND A PORTION OF TRACT R-2, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, A PORTION OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), A PORTION OF BECKER ROAD AND A PORTION OF COMMUNITY BOULEVARD, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 29 AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 3, SAID POINT BEING A POINT ON THE WEST LINE OF SOUTHERN GROVE PARCEL (EXHIBIT A), AS RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 837, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG SAID WEST LINE OF SOUTHERN GROVE PARCEL, A DISTANCE OF 3882.64 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3; THENCE NORTH 90°00'00" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 75.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 823.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°26'39" EAST, DISTANCE OF 1026.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'04", A DISTANCE OF 1424.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 772.16 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE) AND THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3) TO A POINT ON THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'34" EAST ALONG SAID WEST LINE OF 60 FOOT WIDE EASEMENT, A DISTANCE OF 746.94 FEET; THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF CONSERVATION TRACT-16, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 89.37 FEET; THENCE SOUTH 57°00'52" EAST ALONG THE SOUTH LINE OF CONSERVATION TRACT-16A, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 163.83 FEET; THENCE NORTH 00°20'27" EAST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 774.56 FEET; THENCE SOUTH 88°07'51" WEST, A DISTANCE OF 107.59 FEET; THENCE SOUTH 22°21'54" WEST, A DISTANCE OF 71.79 FEET; THENCE SOUTH 65°00'04" WEST, A DISTANCE OF 7.42 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID CONSERVATION TRACT-16A); THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16, A DISTANCE OF 52.59 FEET; THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF CONSERVATION TRACT-18, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 822.67 FEET; THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 254.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (EXHIBIT A) AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE SOUTH 38°56'28" EAST, A DISTANCE OF 97.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3546.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°56'28", A DISTANCE OF 2410.05 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 317.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 852.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°51'40" EAST, A DISTANCE OF 675.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3969.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°32'02", A DISTANCE OF 1630.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°40'22" WEST, A DISTANCE OF 461.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3201.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°09'16", A DISTANCE OF 232.10 FEET (THE PRECEDING EIGHT COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ITS SOUTHERLY PROLONGATION) TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5075.00 FEET AND WHOSE CHORD BEARS NORTH 73°57'32" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°16'25", A DISTANCE OF 289.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 72°19'20" WEST, A DISTANCE OF 2451.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°35'06", A DISTANCE OF 1511.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 54'26" WEST, A DISTANCE 2123.92 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, CITY OF PORT ST LUCIE, EXHIBIT G, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 549.24 ACRES, MORE OR LESS.

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 4 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION:(CDD NO. 4)

A PARCEL OF LAND LYING IN SECTIONS 22, 26, 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, A PORTION OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, DEL WEBB AT TRADITION PLAT NO. 2, AS RECORDED IN PLAT BOOK 83, PAGE 1, A PORTION OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), AND A PORTION OF COMMUNITY BOULEVARD, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2938, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 363.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 6901.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°59'06", A DISTANCE OF 1563.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°56'28" EAST, A DISTANCE OF 290.24 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY) TO A POINT ON THE EAST LINE OF SAID DEL WEBB AT TRADITION; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID DEL WEBB AT TRADITION, A DISTANCE OF 254.06 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF CONSERVATION TRACT-18, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 822.67 FEET; THENCE CONTINUE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF CONSERVATION TRACT-16, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 52.59 FEET TO A POINT ON THE NORTH LINE OF CONSERVATION TRACT-16A, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13; THENCE NORTH 65°00'04" EAST, A DISTANCE OF 7.42 FEET; THENCE NORTH 22°21'54" EAST, A DISTANCE OF 71.79 FEET; THENCE NORTH 88°07'51" EAST, A DISTANCE OF 107.59 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTH LINE OF CONSERVATION TRACT-16A); THENCE SOUTH 00°20'27" WEST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 774.56 FEET; THENCE NORTH 57°00'52" WEST ALONG THE SOUTH LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 163.83 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16, A DISTANCE OF 89.37 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 746.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE NORTHERLY LINE OF PARCEL 28, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'43" WEST, DISTANCE OF 772.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'04", A DISTANCE OF 1424.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°26'39" WEST, A DISTANCE OF 1026.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET TO A POINT OF TANGENCY;

EXHIBIT "A"

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 823.87 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE) AND THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3) THENCE CONTINUE NORTH 90°00'00" WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARCEL 28, SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PARCEL (EXHIBIT A), AS RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 837, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG SAID WEST LINE OF SOUTHERN GROVE PARCEL, A DISTANCE OF 4482.91 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY); THENCE SOUTH 82°11'52" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 75.68 FEET TO A POINT ON THE CENTERLINE OF SAID COMMUNITY BOULEVARD, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°56'52", A DISTANCE OF 546.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 925.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56°22'38" EAST, A DISTANCE OF 1338.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°55'23", A DISTANCE OF 2133.93 FEET TO A POINT OF NON-TANGENCY, (THE PRECEDING FOUR COURSES BEING ALONG PORTIONS OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E/W 3 RIGHT-OF-WAY FOR SW. MARSHALL PARKWAY), SAID POINT BEING THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 475.82 ACRES (20,726,828 SQUARE FEET), MORE OR LESS.

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 5 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION: (CDD NO. 5)

A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF OR ALL OF THE FOLLOWING:

SOUTHERN GROVE PLAT NO. 3 (P.B. 61, PAGE 17), SOUTHERN GROVE PLAT NO. 4 (P.B. 56, PAGE 18), SOUTHERN GROVE PLAT NO. 6 (P.B. 59, PAGE 33), SOUTHERN GROVE PLAT NO. 8 (P.B. 62, PAGE 29), SOUTHERN GROVE PLAT NO. 9 (P.B. 68, PAGE 16), SOUTHERN GROVE PLAT NO. 11 (P.B. 70, PAGE 15), SOUTHERN GROVE PLAT NO.11 REPLAT (P.B.71, PAGE 8), SOUTHERN GROVE PLAT NO. 10 (P.B. 68, PAGE 20), SOUTHERN GROVE PLAT NO.12 (P.B. 70, PAGE 30), SOUTHERN GROVE PLAT NO. 14 (P.B. 71, PAGE 35), SOUTHERN GROVE PLAT NO. 15 (P.B. 71, PAGE 10),SOUTHERN GROVE PLAT NO. 16 (P.B. 72, PAGE 16), SOUTHERN GROVE PLAT NO. 17 (P.B. 72, PAGE 24), SOUTHERN GROVE PLAT NO. 18 (P.B. 73, PAGE 25), SOUTHERN GROVE PLAT NO. 19 (P.B. 72, PAGE 23), SOUTHERN GROVE PLAT NO. 22 (P.B.83, PAGE 38), SOUTHERN GROVE PLAT NO. 23 (P.B.77, PAGE 23), SOUTHERN GROVE PLAT NO. 24 (P.B. 78, PAGE 15), SOUTHERN GROVE PLAT NO. 25 (P.B. 82, PAGE 24), SOUTHERN GROVE PLAT NO. 26 (P.B. 84, PAGE 35), SOUTHERN GROVE PLAT NO. 29 (P.B. 88, PAGE 34), SOUTHERN GROVE PLAT NO. 31 (P.B. 90, PAGE 8), MATTAMY AT SOUTHERN GROVE PLAT 1 (P.B.84, PAGE 10), TOM MACKIE BOULEVARD (P.B. 77, PAGE 23), INNOVATION WAY, VILLAGE COURT, VILLAGE COMMONS, VILLAGE POINTE PER SOUTHERN GROVE PLAT NO. 7 (P.B. 70, PAGE 15), COMMUNITY BOULEVARD AND VILLAGE PARKWAY (O.R.B. 2418, PAGE 2671), ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CONSERVATION TRACT NO. 21, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 4, SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF TRADITION PLAT 19 - TOWNPARK PHASE ONE, AS RECORDED IN PLAT BOOK 47, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY (E/W 1 R/W), AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1381, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'55" WEST ALONG THE EAST LINE OF SAID TRADITION PLAT NO.19 - TOWNPARK PHASE ONE, A DISTANCE OF 2239.95 FEET; THENCE NORTH 89°57'05" EAST ALONG THE NORTH LINE OF MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 84, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 34.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 290.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 23°00'28", A DISTANCE OF 116.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°56'37" EAST, A DISTANCE OF 3.33 FEET; THENCE SOUTH 69°09'50" EAST, A DISTANCE OF 34.67 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, AND IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, ALL WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1657.00 FEET AND WHOSE CHORD BEARS NORTH 12°39'35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25°13'21", A DISTANCE OF 729.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°02'55" WEST ALONG SAID COMMUNITY BOULEVARD RIGHT-OF-WAY LINE, A DISTANCE OF 319.18 FEET;

THENCE NORTH 89°57'05" EAST, A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°02'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.53 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, AS RECORDED IN PLAT BOOK 42, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET AND A RADIAL LINE FROM SAID POINT BEARS NORTH 14°31'34" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°08'45", A DISTANCE OF 210.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", A DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 2428.15 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY) TO THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 6, SAID POINT ALSO BEING A POINT ON THE WESTERLY LIMITS OF THE RIGHT-OF-WAY OF GATLIN BOULEVARD INTERCHANGE AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79; THENCE SOUTH 89°58'15" EAST ALONG THE BOUNDS OF THE ABOVE MENTIONED INTERSTATE-95 RIGHT-OF-WAY A DISTANCE OF 242.62 FEET TO A POINT IN THE WESTERLY LINE OF A 20' WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN AN ORDER GRANTING PETITIONER'S MOTION FOR RELIEF FROM ORDER OF TAKING AND AMENDING ORDER OF TAKING, AS SAME IS RECORDED IN OFFICIAL RECORD BOOK 349 AT PAGES 90 THROUGH 93, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE BOUNDS OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT THE FOLLOWING NINE COURSES AND DISTANCES; (1) SOUTH 00°01'45" WEST A DISTANCE OF 20.00 FEET; (2) THENCE SOUTH 89°58'15" EAST A DISTANCE OF 318.60 FEET; (3) THENCE SOUTH 81°56'34" EAST A DISTANCE OF 515.34 FEET; (4) THENCE SOUTH 69°58'48" EAST A DISTANCE OF 276.75 FEET; (5) THENCE SOUTH 52°20'12" EAST A DISTANCE OF 908.27 FEET; (6) THENCE SOUTH 43°16'30" EAST A DISTANCE OF 590.74 FEET; (7) THENCE SOUTH 27°42'53" EAST A DISTANCE OF 590.97 FEET; (8) THENCE SOUTH 19°56'04" EAST A DISTANCE OF 1197.74 FEET; (9) THENCE SOUTH 18°47'20" EAST A DISTANCE OF 1650.39 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 3, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 71°12'40" WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 3 OF SAID SOUTHERN GROVE PLAT NO.23, A DISTANCE OF 1682.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (TRACT RW-1), AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 23, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1900.00 FEET AND A CHORD BEARING OF SOUTH 15°02'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°57'06", A DISTANCE OF 64.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°01'27" EAST, A DISTANCE OF 296.13 FEET [THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (TRACT RW-1)] TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 4, SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TRADE CENTER DRIVE (TRACT RW-1), AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 26; THENCE SOUTH 73°58'33" WEST ALONG THE NORTHERLY LINE OF LOT 4 AND ITS EASTERLY EXTENSION AND THE NORTHERLY LINE OF WATER MANAGEMENT TRACT-1 (WMT-1), AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 14, ALSO BEING SAID EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TRADE CENTER DRIVE (TRACT RW-1), A DISTANCE OF 775.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) - CITY OF

PORT ST LUCIE EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 27°20'59" WEST, A DISTANCE OF 870.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'20", A DISTANCE OF 676.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°42'39" WEST, A DISTANCE OF 634.87 FEET [(THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1)]; THENCE SOUTH 72°05'42" WEST, A DISTANCE OF 150.88 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY (TRACT R-1) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW. DISCOVERY WAY (E/W 1 R/W), CITY OF PORT ST LUCIE EXHIBIT C, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY (E/W 1 R/W), THROUGH A CENTRAL ANGLE OF 17°56'46", A DISTANCE OF 602.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'32" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AND ITS WESTERLY EXTENSION, A DISTANCE OF 756.03 FEET TO A POINT ON THE CENTERLINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST ALONG SAID CENTERLINE, A DISTANCE OF 10.06 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SW. DISCOVERY WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1381, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DISCOVERY WAY AND ITS EASTERLY EXTENSION, A DISTANCE OF 2096.35 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 530.83 ACRES)

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 6 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION: (CDD NO. 6)

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ALL OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, AND ALL OF CONSERVATION TRACT 15, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, INCLUDING PORTIONS OF THE E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY), COMMUNITY BOULEVARD AND RELOCATED E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3995, PAGE 2995, AND A PORTION OF TRACT RW, DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, ALL BEING WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL A, OF SAID PLAT OF PULTE AT TRADITION PHASE 1; THENCE SOUTH 33°37'18" WEST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 305.32 FEET TO A POINT ON THE EAST LINE OF CONSERVATION TRACT-15, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°10'01" EAST, A DISTANCE OF 68.24 FEET; THENCE SOUTH 11°01'24" WEST, A DISTANCE OF 152.57 FEET; THENCE SOUTH 16°59'22" EAST, A DISTANCE OF 115.17 FEET; THENCE SOUTH 58°41'08" EAST, A DISTANCE OF 236.07 FEET; THENCE SOUTH 08°26'23" EAST, A DISTANCE OF 239.39 FEET; THENCE SOUTH 19°35'41" WEST, A DISTANCE OF 96.22 FEET; THENCE SOUTH 03°08'45" EAST, A DISTANCE OF 105.24 FEET; THENCE SOUTH 17°46'35" EAST, A DISTANCE OF 94.59 FEET; THENCE SOUTH 40°11'16" EAST, A DISTANCE OF 68.02 FEET; THENCE SOUTH 47°56'40" EAST, A DISTANCE OF 63.78 FEET; THENCE SOUTH 46°24'21" EAST, A DISTANCE OF 66.99 FEET; THENCE SOUTH 47°29'53" EAST, A DISTANCE OF 50.95 FEET; THENCE SOUTH 40°42'50" EAST, A DISTANCE OF 55.14 FEET; THENCE SOUTH 21°09'50" EAST, A DISTANCE OF 172.22 FEET; THENCE SOUTH 87°15'07" EAST, A DISTANCE OF 159.43 FEET; THENCE SOUTH 89°02'46" EAST, A DISTANCE OF 187.75 FEET; THENCE SOUTH 03°22'33" EAST, A DISTANCE OF 250.28 FEET; THENCE SOUTH 67°12'19" EAST, A DISTANCE OF 253.05 FEET; THENCE SOUTH 72°51'09" EAST, A DISTANCE OF 195.97 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 157.75 FEET; THENCE SOUTH 16°23'38" EAST, A DISTANCE OF 482.13 FEET; THENCE SOUTH 49°58'54" EAST, A DISTANCE OF 194.55 FEET; THENCE SOUTH 06°33'44" EAST, A DISTANCE OF 615.99 FEET; THENCE SOUTH 08°35'41" EAST, A DISTANCE OF 23.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8502.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°45'20", A DISTANCE OF 260.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°18'26" EAST, A DISTANCE OF 177.67 FEET (THE PRECEDING TWENTY SIX COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID CONSERVATION TRACT-15) TO A POINT ON THE NORTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO BEING A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET, A CHORD BEARING OF NORTH 75°57'55" EAST AND A CHORD DISTANCE OF 748.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF E/W 3 RIGHT-OF-WAY AND NORTHERLY LINE OF SAID TRACT RW, THROUGH A CENTRAL ANGLE OF 22°25'44", A DISTANCE OF 753.56 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AS RECORDED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE SOUTH 25°57'22" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 150.01 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY), SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2075.00 FEET, A CHORD BEARING OF NORTH 85°50'19" WEST AND A CHORD DISTANCE OF 2041.13 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT RW, THROUGH A CENTRAL ANGLE OF 58°55'23", A DISTANCE OF 2133.93 FEET TO A POINT OF TANGENCY;

EXHIBIT "A"

THENCE NORTH 56°22'38" WEST ALONG SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY, EXTENDING THROUGH THE CUL-DE-SAC AT CERISE DRIVE (TRACT R) AS SHOWN ON THE PLAT OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1338.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°56'52", A DISTANCE OF 546.16 FEET [THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY)] TO A POINT OF TANGENCY; THENCE NORTH 82°11'52" WEST, A DISTANCE OF 75.68 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PROPERTY (EXHIBIT B), AS RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, ALSO BEING THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 676, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG THE AFORE DESCRIBED LINE, A DISTANCE OF 3193.22 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL A; THENCE NORTH 90°00'00" EAST ALONG SAID WESTERLY EXTENSION OF THE NORTHERLY LINE OF PARCEL A, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 285.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°08'59", A DISTANCE OF 654.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°51'01" EAST, A DISTANCE OF 402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°25'22", A DISTANCE OF 271.35 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL A AND CROSSING THROUGH A PORTION OF SAID RELOCATED E/W 2 RIGHT-OF-WAY) TO A POINT OF NON-TANGENCY AND THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 183.832 ACRES MORE OR LESS.

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 9 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

DESCRIPTION: (CDD NO. 9)

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTIONS 15, 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA, BEING PORTIONS OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74 PAGE 10, SW. DISCOVERY WAY (E/W #1 RIGHT-OF-WAY), VILLAGE PARKWAY, COMMUNITY BOULEVARD AND RELOCATED E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, OFFICIAL RECORDS BOOK 2418, PAGE 2671 AND OFFICIAL RECORDS BOOK 3995, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 25D, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 64°58'12" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 25D, A DISTANCE OF 417.52 FEET TO A POINT ON THE EASTERLY LINE OF CONSERVATION TRACT-15, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 49°58'54" WEST, A DISTANCE OF 149.52 FEET; THENCE NORTH 16°23'38" WEST, A DISTANCE OF 482.13 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 157.75 FEET; THENCE NORTH 72°51'09" WEST, A DISTANCE OF 195.97 FEET; THENCE NORTH 67°12'19" WEST, A DISTANCE OF 253.05 FEET; THENCE NORTH 03°22'33" WEST, A DISTANCE OF 250.28 FEET; THENCE NORTH 89°02'46" WEST, A DISTANCE OF 187.75 FEET; THENCE NORTH 87°15'07" WEST, A DISTANCE OF 159.43 FEET; THENCE NORTH 21°09'50" WEST, A DISTANCE OF 172.22 FEET; THENCE NORTH 40°42'50" WEST, A DISTANCE OF 55.14 FEET; THENCE NORTH 47°29'53" WEST, A DISTANCE OF 50.95 FEET; THENCE NORTH 46°24'21" WEST, A DISTANCE OF 66.99 FEET; THENCE NORTH 47°56'40" WEST, A DISTANCE OF 63.78 FEET; THENCE NORTH 40°11'16" WEST, A DISTANCE OF 68.02 FEET; THENCE NORTH 17°46'35" WEST, A DISTANCE OF 94.59 FEET; THENCE NORTH 03°08'45" WEST, A DISTANCE OF 105.24 FEET; THENCE NORTH 19°35'41" EAST, A DISTANCE OF 96.22 FEET; THENCE NORTH 08°26'23" WEST, A DISTANCE OF 239.39 FEET; THENCE NORTH 58°41'08" WEST, A DISTANCE OF 236.07 FEET; THENCE NORTH 16°59'22" WEST, A DISTANCE OF 115.17 FEET; THENCE NORTH 11°01'24" EAST, A DISTANCE OF 152.57 FEET; THENCE NORTH 13°10'01" WEST, A DISTANCE OF 68.24 FEET (THE PRECEDING TWENTY TWO COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID CONSERVATION TRACT-15) TO A POINT ON THE EASTERLY LINE OF PARCEL A AS SHOWN ON THE PLAT OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 33°37'18" EAST, A DISTANCE OF 305.32 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A, SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1650.00 FEET AND WHOSE CHORD BEARS NORTH 50°33'42" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF PARCEL A, THROUGH A CENTRAL ANGLE OF 9°25'22", A DISTANCE OF 271.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°51'01" WEST ALONG SAID NORTHERLY LINE OF PARCEL A AND ITS NORTHWESTERLY EXTENSION, A DISTANCE OF 402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°08'59", A DISTANCE OF 654.97 FEET TO A POINT OF TANGENCY;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 285.48 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID NORTHERLY LINE OF PARCEL A, PULTE AT TRADITION PHASE 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RELOCATED E/W 2 RIGHT-OF-WAY) TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE CONTINUE NORTH 90°00'00" WEST ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARCEL A, A DISTANCE OF 175.00 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PROPERTY (EXHIBIT B), AS RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, ALSO BEING THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 676, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG THE AFORE DESCRIBED LINE, A DISTANCE OF 3424.29 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'32" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AND ITS WESTERLY EXTENSION, A DISTANCE OF 756.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY (E/W 1 R/W) AND ITS EASTERLY EXTENSION, THROUGH A CENTRAL ANGLE OF 17°56'47", A DISTANCE OF 602.96 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH 72°05'42" EAST, A DISTANCE OF 150.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY; THENCE SOUTH 11°42'39" EAST, A DISTANCE OF 634.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2480.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'20", A DISTANCE OF 676.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°20'59"EAST, A DISTANCE OF 936.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°30'43", A DISTANCE OF 2259.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3747.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'06", A DISTANCE OF 1577.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 2265.94 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E/W 3 RIGHT-OF-WAY AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET AND WHOSE CHORD BEARS SOUTH 62°37'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°08'39", A DISTANCE OF 150.08 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 25°57'22" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY, A DISTANCE OF 1363.64 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 269.50 ACRES MORE OR LESS.

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES

NOTICE OF REGULAR MEETING

- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9
- SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10

The Boards of Supervisors ("Boards") of the Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (collectively, the "Districts") will hold a joint public hearing on Wednesday, May 6, 2026, at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987, to consider the adoption of an assessment roll, the imposition of special assessments to secure existing and proposed future bonds on benefited lands within the Districts, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The joint public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The Districts have previously levied master debt service assessments through a variety of assessment proceedings spanning multiple years. These master debt service special assessments reflect the maximum amount of debt assessments that can be imposed on the lands within the Districts to finance the cost of public infrastructure improvements that benefit the lands within the Districts. In order to streamline the Districts' assessment proceedings, and to facilitate ease of administration in future bond issuances, the Districts now desire to conduct a new master debt service special assessment process in order to more clearly memorialize the currently approved master debt service assessment lien relative to the financing of the cost of the Districts' public infrastructure.

A depiction of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Manager, located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; Ph: (772) 345-5119 or 2501A Burns Road, Palm Beach Gardens, Florida 33410; Ph: (561) 630-4922 (the "District Manager's Office").

The Districts are units of special-purpose local government responsible for providing community-wide and district-specific infrastructure improvements benefiting the lands within the Districts. The infrastructure improvements ("Improvements") include, but are not limited to, roadways, stormwater management system and drainage improvements, water and sewer utility improvements, recreation improvements including trails, landscape and hardscape improvements, and other infrastructure, all as more specifically described in the *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), which is on file and available during normal business hours at the District Manager's Office.

The Districts intend to impose assessments on benefited lands within the Districts in the manner set forth in the *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), which is on file and available during normal business hours at the District Manager's Office. The schedule of the maximum debt service assessments allocable to each unit type is as set forth in the Master Assessment Methodology.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the St. Lucie County tax roll by the Tax Collector. Alternatively, the Districts may choose to directly collect and enforce these assessments, as applicable. All affected property owners have the right to appear at the public hearings and the right to file written objections with the Districts within twenty (20) days of the publication of this notice.

Also on Wednesday, May 6, 2026, at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987, the Boards will hold regular public meetings to consider any other business that may lawfully be considered by the Districts. The Board meetings and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meetings and/or the public hearings may be continued in progress to a date and time certain announced at the meetings and/or hearings.

If anyone chooses to appeal any decision of any Board with respect to any matter considered at the meetings or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meetings or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

- B. Frank Sakuma, District Manager
- Southern Grove Community Development District No. 1
- Southern Grove Community Development District No. 2
- Southern Grove Community Development District No. 3
- Southern Grove Community Development District No. 4
- Southern Grove Community Development District No. 5
- Southern Grove Community Development District No. 6
- Southern Grove Community Development District No. 7
- Southern Grove Community Development District No. 8
- Southern Grove Community Development District No. 9
- Southern Grove Community Development District No. 10

PLEASE INSERT RESOLUTIONS (NOS. 1 THROUGH 10 BELOW)

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

WHEREAS, the Southern Grove Community Development District No. 1 (the "District") was established pursuant to Chapter 190, Florida Statutes, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure improvements serving the mixed-use development known as "Southern Grove"; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the "Improvements") benefiting Southern Grove described in that certain *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, Florida Statutes, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the "Original Debt Service Assessment Proceedings"); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the "Assignment and Assumption"), and

WHEREAS, to streamline the District's assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the Board of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements described in the Master Engineer's Report attached hereto as **Composite Exhibit A**; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master debt service special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology attached hereto as **Composite Exhibit B** and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Composite Exhibit A**, which is on file at the District Records Office. **Composite Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$380,990,458 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$445,750,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Composite Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Lucie County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March 2026.

ATTEST:

/X/
Secretary / Assistant Secretary

/X/
Chairperson, Board of Supervisors

Exhibit A: Master Engineer's Report: *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013; *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014; and *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019

Exhibit B: Master Assessment Methodology: *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013; *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014; and *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

WHEREAS, the Southern Grove Community Development District No. 2 (the "District") was established pursuant to Chapter 190, Florida Statutes, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure improvements serving the mixed-use development known as "Southern Grove"; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the "Improvements") benefiting Southern Grove described in that certain *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, Florida Statutes, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the "Original Debt Service Assessment Proceedings"); and

WHEREAS, to streamline the District's assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the Board of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements described in the Master Engineer's Report attached hereto as **Composite Exhibit A**; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master debt service special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology attached hereto as **Composite Exhibit B** and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, FL 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Composite Exhibit A**, which is on file at the District Records Office. **Composite Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$380,990,458 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$445,750,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Composite Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Lucie County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings.

SECTION 14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March 2026.

ATTEST:

/X/
Secretary / Assistant Secretary

/X/
Chairperson, Board of Supervisors

Exhibit A: Master Engineer's Report: *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013; *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014; and *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019

Exhibit B: Master Assessment Methodology: *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013; *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014; and *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

WHEREAS, the Southern Grove Community Development District No. 3 (the "District") was established pursuant to Chapter 190, Florida Statutes, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure improvements serving the mixed-use development known as "Southern Grove"; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the "Improvements") benefiting Southern Grove described in that certain *Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer's Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer's Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the "Master Engineer's Report"), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the "Master Assessment Methodology"), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, Florida Statutes, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the "Original Debt Service Assessment Proceedings"); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 8 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (the "District Assignment and Assumption"); and

WHEREAS, Southern Grove Community Development District No. 4 additionally thereafter assigned to the District its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (collectively with the District Assignment and Assumption, the "Assignment and Assumption"); and

WHEREAS, to streamline the District's assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the Board of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements described in the Master Engineer's Report attached hereto as **Composite Exhibit A**; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master debt service special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology attached hereto as **Composite Exhibit B** and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, FL 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUT

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUING DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 1 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure

improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which

bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project, the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best

interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and

determines:

- (i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and
- (iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and
- (iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular

parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest

payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution

shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated July 9, 2013

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 2 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure

improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the "Bonds"), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method

determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the “Special Assessments”); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such

bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida*

Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its

adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated July 9, 2013

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 3 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities, and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure

improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 8 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (the “District Assignment and Assumption”); and

WHEREAS, Southern Grove Community Development District No. 4 additionally thereafter assigned to the District its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (collectively with the District Assignment and Assumption, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal

Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by

such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the "Bonds"), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The

Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as

hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special

Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer’s Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated July 9, 2013

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 4 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure

improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 7, and Southern Grove Community Development District No. 8 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which

bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best

interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and

determines:

- (i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and
- (iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and
- (iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular

parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest

payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution

shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

*Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated
July 9, 2013*

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 5 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure

improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 10 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which bonds would be repaid in part by the imposition of special assessments on benefited property

within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment

of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special

Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution shall be construed in a manner consistent with the District Development Interlocal Agreement and

applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated July 9, 2013

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 6 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost of constructing and/or acquiring certain community-wide and district-specific public infrastructure

improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, the District assigned to Southern Grove Community Development District No. 9 and Southern Grove Community Development District No. 10 its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within the District that are now located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the “District Assignment and Assumption”); and

WHEREAS, Southern Grove Community Development District No. 1 additionally thereafter assigned to the District its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (together with the District Assignment and Assumption, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration

District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie,

Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the "Bonds"), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and

considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each

respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45)

calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated July 9, 2013

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 7 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 (collectively hereinafter referred to as the "Original Districts"), as well as Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost

of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, Southern Grove Community Development District No. 4 thereafter assigned to the District its right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such district pursuant to that certain *Assignment and Assumption Agreement*, dated December 7, 2022 (the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which bonds would be repaid in part by the imposition of special assessments on benefited property

within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment

of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special

Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution shall be construed in a manner consistent with the District Development Interlocal Agreement and

applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

*Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated
July 9, 2013*

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 8 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 (collectively hereinafter referred to as the "Original Districts"), as well as Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost

of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, Southern Grove Community Development District No. 3 and Southern Grove Community Development District No. 4 thereafter assigned to the District their right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which

bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best

interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and

determines:

- (i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and
- (iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and
- (iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular

parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest

payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution

shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

*Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated
July 9, 2013*

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 9 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 (collectively hereinafter referred to as the "Original Districts"), as well as Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost

of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, Southern Grove Community Development District No. 1 and Southern Grove Community Development District No. 6 thereafter assigned to the District their right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which

bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best

interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and

determines:

- (i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and
- (iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and
- (iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular

parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest

payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution

shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

*Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated
July 9, 2013*

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 10 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining public infrastructure, facilities and improvements serving the mixed-use development known as "Southern Grove;" and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022, with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 (collectively hereinafter referred to as the "Original Districts"), as well as Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, and Southern Grove Community Development District No. 9, as may be further amended or supplemented from time to time (collectively, the "District Development Interlocal Agreement"); and

WHEREAS, pursuant to Resolution Nos. 2013-02, 2013-03, 2013-04, and 2013-07 (the "2013 Master Debt Service Assessment Proceedings"), the Board of Supervisors (the "Board") of the District previously levied and imposed master debt service special assessments to fund the cost

of constructing and/or acquiring certain community-wide and district-specific public infrastructure improvements (the “Improvements”) benefitting Southern Grove described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements*, dated July 9, 2013, as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (collectively, the “Master Engineer’s Report”), attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, the master debt service special assessments were allocated pursuant to that certain *Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure*, dated July 9, 2013, as amended by the *Supplemental Assessment Methodology Report for Public Infrastructure*, dated July 8, 2014 and the *Third Supplemental Assessment Methodology Report for Public Infrastructure*, dated August 1, 2019 (collectively, the “Master Assessment Methodology”), attached hereto as **Composite Exhibit B** and incorporated herein by reference; and

WHEREAS, the 2013 Master Debt Service Assessment Proceedings were validated in accordance with Chapter 75, *Florida Statutes*, pursuant to that certain *Final Judgment*, dated September 10, 2013 for which no appeal was made; and

WHEREAS, the master debt service special assessments were subsequently reallocated in 2019 (together with the 2013 Master Debt Service Assessment Proceedings, the “Original Debt Service Assessment Proceedings”); and

WHEREAS, Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 thereafter assigned to the District their right and obligation to collect the master debt service assessments imposed, pursuant to the Original Debt Service Assessment Proceedings, on lands formerly located within such districts pursuant to those certain *Assignment and Assumption Agreement*, each dated December 7, 2022 (collectively, the “Assignment and Assumption”); and

WHEREAS, to streamline the District’s assessment proceedings, the District now desires to conduct a new master debt service special assessment public hearing to memorialize the currently-approved master debt service assessment lien relative to the financing of the cost of the Improvements; and

WHEREAS, such process shall not act to increase or the maximum debt service assessment lien that is authorized to be levied, or the current amount of debt service special assessments that have previously been levied and imposed by the District, or by the Administration District and/or the Issuer District (each as defined in the District Development Interlocal Agreement); and

WHEREAS, the District previously indicated its intention to construct certain community-wide and district-specific public infrastructure improvements to be financed through the issuance of special assessment bonds issued by the District or on its behalf by the Issuer District, which

bonds would be repaid in part by the imposition of special assessments on benefited property within the District commensurate with the benefit received by said property within the District; and

WHEREAS, the Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the project (the "Project"), the nature and location of which was initially described in Resolution 2026-21 and is shown in the Master Engineer's Report, attached hereto as **Composite Exhibit A** and incorporated herein by reference, and which Project's plans and specifications are on file in the District's records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 and 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District or the Issuer District issue bonds to provide funds for such purposes pending the receipt of the Special Assessments (hereinafter defined).

(e) The provision of said Project, the levying of such Special Assessments, and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best

interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District, or the Issuer District on its behalf, from time to time to sell and issue Special Assessment Bonds, in one or more series (the “Bonds”), with the District pledging its Special Assessments to the payment of its allocable share of debt service on such Bonds.

(g) By Resolution 2026-21, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue, or to have the Issuer District issue on its behalf, Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2026-21 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-21, said Resolution 2026-21 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-21, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-22 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 6, 2026, at the time and place specified in Resolution 2026-22, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and

determines:

- (i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Master Assessment Methodology, attached hereto as **Composite Exhibit B** and incorporated herein by reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and
- (iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Composite Exhibit B**; and
- (iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-21, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Composite Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Composite Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any Bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, the District may, by subsequent resolution, adjust the acreage assigned to particular

parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, issued by the District, or the Issuer District on its behalf, would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District, or the Issuer District on its behalf. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest

payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such Special Assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. 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 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. For the avoidance of doubt, this Resolution

shall be construed in a manner consistent with the District Development Interlocal Agreement and applicable trust indentures.

SECTION 12. RATIFICATION. The District hereby confirms and ratifies all actions, including but not limited to the adoption of all resolutions, taken previously in levying the master debt service assessments pursuant to the Original Debt Service Assessment Proceedings and the Assignment and Assumption.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2026.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Master Engineer's Report
Composite Exhibit B: Master Assessment Methodology

Composite Exhibit A

Second Amended and Restated Master Engineer's Report for Public Infrastructure Improvements, dated July 9, 2013

Supplemental Master Engineer's Report for Public Infrastructure Improvements, dated July 8, 2014
Supplement to Master Engineer's Report for Public Infrastructure Improvements, dated August 1, 2019

Composite Exhibit B

Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure, dated July 9, 2013

Supplemental Assessment Methodology Report for Public Infrastructure, dated July 8, 2014

Third Supplemental Assessment Methodology Report for Public Infrastructure, dated August 1, 2019

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10

**Tradition Town Hall
10799 SW Civic Lane
REGULAR BOARD MEETING
April 1, 2026
10:30 a.m.**

A. CALL TO ORDER

The Regular Board Meeting of the Southern Grove Community Development District Nos. 1-10 of April 1, 2026, was called to order at 10:31 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on March 23, 2026, as legally required.

C. ACCEPT RESIGNATION OF ELIJAH WOOTEN

No action was taken on this item.

D. APPOINTMENTS TO BOARD VACANCIES

No action was taken on this item.

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

No action was taken on this item.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum in their respective Districts and it was in order to proceed with the meeting.

CDD #'s 1, 2, 9

Melissa Stevens	Present
Bill Pittsley – Vice Chair	Present
Bianca Magloire - Chair	Present
Tara Toto	Present
Tony Piscopo	Present

CDD # 3

Melissa Stevens	Present
Bianca Magloire - Chair	Present
Kevin Matyjaszek	Present
Tony Piscopo	Present
Jennifer Davis – Vice Chair	Absent

CDD # 4 NO QUORUM

Kevin Matyjaszek	Present
Jennifer Davis – Chair	Absent
Tony Piscopo	Present
(2) Vacant Seats (1 & 3)	

CDD # 5

Bill Pittsley – Vice Chair	Present
Bianca Magloire	Present
Chandre Casey	Present
Judith Bergollo	Present
(1) Vacant Seat (5)	Absent

CDD # 6 NO QUORUM

Kevin Matyjaszek	Present
Jennifer Davis - Chair	Absent
Tony Piscopo - Vice Chair	Present
(2) Vacant Seats (1 & 3)	

CDD #'s 7, 8, 10 NO QUORUM

Kevin Matyjaszek	Present
Jennifer Davis - Chair	Absent
Peter Crane	Absent
Stephen Okiye - Vice Chair	Present
Elijah Wooten	Absent

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
District Manager	Michael McElligott (via Zoom)	Special District Services, Inc.
District Counsel	Bennett Davenport	Kutak Rock
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock
District Engineer	Stef Matthes	Culpepper and Terpening

G. Election of Officers, District 5

The following slate of officers was offered for consideration by District No. 5:

- Chairman Bill Pittsley
- Vice Chair Bianca Magloire
- Secretary/Treasurer B. Frank Sakuma, Jr.
- Assistant Secretary Chandre Casey
- Assistant Secretary Judith Bergollo

A **motion** was made by CDD No. 5 Ms. Magloire, seconded by Mr. Pittsley, and passed unanimously nominating and approving the offered slate of officers.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR DISTRICT ITEMS NOT ON THE AGENDA

There were no comments from the public.

J. CONSENT ITEMS

1. Consider March 4, 2026, Regular Board Meeting and Public Hearing Minutes

Mr. Sakuma announced several edits to the minutes. A **motion** was made by CDD No. 1 Mr. Pittsley, seconded by Mr. Piscopo, and passed unanimously by CDD No.1 approving the minutes, as amended.

K. OLD BUSINESS

There was no old business to come before the Board.

L. NEW BUSINESS

1. Consider Evaluation Criteria and Authorization to Issue RFP for Landscaping Services

A **motion** was made by CDD No. 1 Mr. Pittsley, seconded by Ms. Magloire adopting the evaluation criteria as presented and authorizing the issuance of an RFP for landscaping services. The **motion** passed unanimously.

2. Consider Resolution 2026-24 - Setting a Public Hearing Date on the District's Intent to Use the Uniform Method

Resolution No. 2026-24 was presented, entitled:

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. (*multiple districts*) DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by CDD No. 1 Ms. Magloire, seconded by Mr. Piscopo, adopting Resolution 2026-24 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

A **motion** was then made by CDD No. 2 Ms. Magloire, seconded by Mr. Piscopo, adopting Resolution 2026-24 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

A **motion** was then made by CDD No. 9 Ms. Magloire, seconded by Mr. Piscopo, adopting Resolution 2026-24 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

A **motion** was then made by CDD No. 3 Mr. Piscopo, seconded by Mr. Matyjaszek, adopting Resolution 2026-24 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

A **motion** was then made by CDD No. 5 Mr. Pittsley, seconded by Ms. Magloire, adopting Resolution 2026-24 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

3. Consider Work Authorization 19-144-258 – Costco Port St. Lucie - SWM

A **motion** was made by CDD No. 1 Ms. Magloire, seconded by Mr. Piscopo, approving Work Authorization 19-144-258 Costco Port St. Lucie – SWM as presented. The **motion** passed unanimously.

4. Consider Supplemental Engineer’s Report

A **motion** was made by CDD No. 5 Mr. Pittsley, seconded by Ms. Magloire, approving the Supplemental Engineer’s Report in substantial form. The **motion** passed unanimously.

5. Consider Assessment Methodology Report

No action was taken on this item.

6. Consider Resolution 2026-25 - Authorizing the Issuance of Not to Exceed \$20,000,000 Special Assessment Bonds, Series 2026.

Resolution No. 2026-25 was presented, entitled:

RESOLUTION 2026-25

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 AUTHORIZING THE ISSUANCE OF ITS NOT EXCEEDING \$20,000,000 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE), THE PROCEEDS OF WHICH WILL BE USED, TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS OF THE ISSUER, TO PAY A PORTION OF THE COSTS OF THE 2026 CI PROJECT COMPRISING COMMUNITY INFRASTRUCTURE, PAY A PORTION OF THE INTEREST COMING DUE ON THE 2026 BONDS, FUND THE INITIAL 2026 RESERVE ACCOUNT REQUIREMENT FOR THE 2026 BONDS, AND PAY COSTS OF ISSUANCE OF THE 2026 BONDS; APPROVING THE FORM OF A TENTH SUPPLEMENTAL TRUST INDENTURE IN CONNECTION

WITH THE 2026 BONDS AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE 2026 BONDS; AUTHORIZING THE APPLICATION OF THE PROCEEDS OF THE 2026 BONDS; PROVIDING FOR REDEMPTION OF THE 2026 BONDS; PROVIDING FOR THE NEGOTIATED SALE OF THE 2026 BONDS; APPROVING THE FORM, AND AUTHORIZING THE EXECUTION, OF A BOND PURCHASE CONTRACT FOR THE 2026 BONDS; DELEGATING TO THE CHAIR OR VICE-CHAIR THE AUTHORITY TO AWARD THE 2026 BONDS WITHIN THE PARAMETERS SPECIFIED HEREIN; APPROVING THE FORM, AND AUTHORIZING THE USE, OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR THE 2026 BONDS AND THE PREPARATION OF A SUPPLEMENTAL ENGINEER'S REPORT AND PRELIMINARY AND FINAL ASSESSMENT METHODOLOGY REPORTS; APPROVING THE DISTRIBUTION OF A FINAL LIMITED OFFERING MEMORANDUM FOR THE 2026 BONDS AND THE EXECUTION THEREOF; APPROVING THE FORM, AND AUTHORIZING THE EXECUTION, OF A CONTINUING DISCLOSURE AGREEMENT WITH RESPECT TO THE 2026 BONDS; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by CDD No. 5 Mr. Pittsley, seconded by Ms. Magloire, adopting Resolution 2026-25 as presented. The **motion** passed unanimously.

M. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded the Board Members to file the Form 1 Statement of Financial Interests by July 1, 2026.

2. Attorney's Report

Mr. Davenport expressed the importance of the May 6th meeting and that all Districts should have a quorum in order to move forward with the next series of bonds.

3. Engineer's Report

Mr. Matthes reported that the stormwater system in Southern Grove was almost completely built and ready for the fast approaching rainy season.

4. Financial Report

Mr. Sakuma advised that the financial report was provided in the Board package, and Mr. McElligott was present to answer any questions.

5. Founder's Report

No Founder's information was provided at this time.

N. BOARD MEMBER COMMENTS

There were no further Board Member comments.

O. ADJOURNMENT

There being no further business to come before the Board the meeting was adjourned at **10:50 a.m.** on the following motions:

A **motion** was made by CDD No. 1 Mr. Pittsley, seconded by Ms. Magloire, adjourning the meeting at 10:50 a.m. The **motion** passed unanimously.

A **motion** was made by CDD No. 2 Mr. Pittsley, seconded by Ms. Magloire, adjourning the meeting at 10:50 a.m. The **motion** passed unanimously.

A **motion** was made by CDD No. 9 Mr. Pittsley, seconded by Ms. Magloire, adjourning the meeting at 10:50 a.m. The **motion** passed unanimously.

A **motion** was made by CDD No. 3 Mr. Piscopo, seconded by Ms. Magloire, adjourning the meeting at 10:50 a.m. The **motion** passed unanimously.

A **motion** was made by CDD No. 5 Mr. Pittsley, seconded by Ms. Magloire, adjourning the meeting at 10:50 a.m. The **motion** passed unanimously.

Secretary (B. Frank Sakuma, Jr.)

Chair/Vice-Chair

Print Name

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 4 & 6
Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, FL 34987
SPECIAL BOARD MEETING
April 3, 2026
11:00 a.m.

A. CALL TO ORDER

The Special Board Meeting of the Southern Grove Community Development District Nos. 4 & 6 of April 3, 2026, was called to order at 11:00 a.m. in the Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, FL 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Special Board Meeting had been published in the *St. Lucie News Tribune* on March 27, 2026, as legally required.

C. ESTABLISH QUORUMS

It was determined that the attendance of the following Supervisors constituted a quorum in their respective Districts and it was in order to proceed with the meeting.

CDD # 4

Kevin Matyjaszek	Present
Jennifer Davis – Chair	Present
Tony Piscopo	Present
(2) Vacant Seats (1 & 3)	

CDD # 6

Kevin Matyjaszek	Present
Jennifer Davis - Chair	Present
Tony Piscopo - Vice Chair	Present
(2) Vacant Seats (1 & 3)	

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
District Counsel	Bennett Davenport (via Zoom)	Kutak Rock

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the public.

F. NEW BUSINESS

1. Consider Resolution 2026-21 - Declaring Master Assessments – District Nos. 4 & 6

Resolution No. 2026-21 was presented, entitled:

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. (4 & 6) DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND RATIFYING PRIOR ACTIONS.

A **motion** was made by Southern Grove CDD Nos. 4 & 6, Mr. Piscopo, seconded by Mr. Matyjaszek, adopting Resolution 2026-21 as presented. The **motion** passed 3-0.

2. Consider Resolution 2026-22 - Setting a Public Hearing Date on Master Assessments – District Nos. 4 & 6

Resolution No. 2026-22 was presented, entitled:

RESOLUTION 2026-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. (4 & 6) SETTING A PUBLIC HEARING TO BE HELD ON MAY 6, 2026, AT 10:30 A.M. AT 10799 SW CIVIC LANE, PORT ST. LUCIE, FLORIDA 34987, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING MASTER SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. (4 & 6) IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

A **motion** was made by Southern Grove CDD Nos. 4 & 6, Ms. Davis, seconded by Mr. Piscopo, adopting Resolution 2026-22 as presented, setting the Public Hearing on Master Assessments for May 6, 2026, at 10:30 am at 10799 SW Civic Lane, Port St. Lucie, FL 34987. The **motion** passed 3-0.

3. Consider Resolution 2026-23 - Setting a Public Hearing Date to Consider Adoption of the Districts' Rules of Procedure

Resolution No. 2026-23 was presented, entitled:

RESOLUTION 2026-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. (4 & 6) TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by CDD Nos. 4 & 6, Mr. Matyjaszek, seconded by Mr. Piscopo, adopting Resolution 2026-23 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

4. Consider Resolution 2026-24 - Setting a Public Hearing Date on the Districts' Intent to Use Uniform Method

Resolution No. 2026-24 was presented, entitled:

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. (4 & 6) DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by CDD No. 1 Ms. Davis, seconded by Mr. Piscopo, adopting Resolution 2026-24 as presented and setting the public hearing date and time for May 6, 2026, at 10:30 a.m. The **motion** passed unanimously.

G. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma had nothing further for the Board.

2. Attorney's Report

Mr. Davenport expressed the importance of the May 6th meeting and that all Districts should have quorum in order to move forward with the next series of bonds.

3. Engineer's Report

No Engineer's Report was offered.

4. Financial Report

No Finance Report was offered.

5. Founder's Report

No Founder's information was provided at this time.

H. BOARD MEMBER COMMENTS

There were no further Board Member comments.

I. ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at **11:08 a.m.** on the following motions:

A **motion** was made by CDD No. 4 Mr. Piscopo, seconded by Mr. Matyjaszek, adjourning the meeting at 11:08 a.m. The **motion** passed unanimously.

A **motion** was made by CDD No. 6 Mr. Piscopo, seconded by Mr. Matyjaszek, adjourning the meeting at 11:08 a.m. The **motion** passed unanimously.

Secretary (B. Frank Sakuma, Jr.)

Chair/Vice-Chair

Print Name

MEMORANDUM

Southern Grove Community Development District No. 1

TO: Board of Supervisors
Southern Grove Community Development District No. 1

FROM: B. Frank Sakuma, Jr., CDM
District Manager

Board Meeting Date: May 6, 2026

RE: Agreement for Stormwater Improvement Repair Services with Underwater Engineering Services, Inc.

Background

District staff has identified a need for underwater repair services to address a damaged outfall riser located on the parcel identified as S.M.T. 1 on the plat entitled Tradition SG-7, recorded in Plat Book 133, Pages 7–13, of the Official Records of St. Lucie County, Florida. Underwater Engineering Services, Inc. ("UESI"), a Fort Pierce-based commercial diving and marine construction firm, submitted a proposal to perform the necessary underwater repair work at the C-23 Outfall Riser location.

Scope of Work

UESI will mobilize a 5-man commercial diving crew and shallow (air) diving spread to perform repairs approximately 138 feet in from the downstream end of the culvert. The services to be provided include:

- Clean the repair area with high-pressure water;
- Secure a patch plate to the existing culvert barrel with screws;
- Seal the perimeter with SplashZone Epoxy; and
- Fill the void between the patch plate and culvert barrel with Mountain Grout P.L.U.G.S.

Contract Amount

The base lump-sum amount of the agreement is \$7,119.00, which includes all materials and labor. An optional alligator trapper service is available for an additional \$450.00 if required by site conditions. The agreement carries a two (2) year warranty from the date of acceptance. Payment is due within 45 days of invoice receipt. Work is estimated to be completed within one (1) day and the agreement term is six (6) months from execution.

Budget Impact

Sufficient funds exist in the Stormwater Control line item of the adopted budget to support this expenditure.

Engineering Review:	Engineering has reviewed and approved the proposed scope and pricing.
Legal Review:	Legal counsel will provide the final approved agreement for execution.

Recommendation

Staff recommends that the Board approve the Agreement for Stormwater Improvement Repair Services with Underwater Engineering Services, Inc. in the base lump-sum amount of \$7,119.00, with an optional alligator trapper allowance of \$450.00 if required, funded from the Stormwater Control line item, and authorize the Chairperson to execute the final agreement as approved by legal counsel.

Attachments: Exhibit A – Scope of Services

MEMORANDUM

Southern Grove Community Development District No. 1

TO: Board of Supervisors
Southern Grove Community Development District No. 1

FROM: B. Frank Sakuma, Jr., CDM
District Manager

Board Meeting Date: May 6, 2026

RE: Agreement for Pressure Washing Services with Florida Coast Power Washing LLC

Background

Florida Coast Power Washing LLC has submitted a proposal to provide pressure washing services for Southern Grove Community Development District No. 1. The proposal includes semi-annual and annual services for various District infrastructure and common areas.

Scope of Work

The services to be provided include: Semi-Annual Service (2x annually):

- Sidewalk, TIM path, TIM stop (Village Pkwy; Discovery Way II – Telaro entrance): 28,160 sf × \$0.10 = \$2,816 × 2 annually = \$5,632

Annual Service:

- Tradition Headwall (Talk in the Park corner): \$850
- Midland Park (behind Cleveland Clinic): 35,688 sf × \$0.10 = \$3,568
- South Tower along I-95: \$900

Contract Amount

The total annual value of the agreement is \$10,950.00, comprised of semi-annual services totaling \$5,632 and annual services totaling \$5,318.

Budget Impact

Sufficient funds exist in the Community Area Maintenance line item of the adopted budget to support this expenditure.

Engineering Review:	N/A
Legal Review:	District Counsel will provide the agreement upon Board approval.

Recommendation

Staff recommends that the Board approve the proposal from Florida Coast Power Washing LLC for pressure washing services in the amount of \$10,950.00 annually and authorize the Chairman and District Manager to work with District Counsel to finalize and execute the agreement.

Attachments: Exhibit A – Scope of Services

Exhibit A

ESTIMATE

Florida Coast Power Washing LLC
5359 NW Wisk Fern Circle Port St. Lucie, FL 34986
Eric@FCpowerwash.com
5616767526



Bill To

Southern Grove Community Development District No 1 C/O SDS Inc
2501-A Burns Road
Palm Beach Gardens, FL, USA
mbowden@sdsinc.org
(772) 345 5119

Estimate details

Estimate no.: 54
Estimate date: 03/24/2026
Status: Pending

Product or service	Amount
Southern Grove CDD	\$10,950.00
Total Annual Value: \$10,950	
2x Annually	
• Sidewalk, TIM path, TIM stop (Village Pkwy: Discovery Way @ Telaro entrance) 28,160sf x .10 cents = \$2,816 2x Annual = \$5,632	
Annual	
• Tradition Headwall (Talk in the Park corner) \$850	
• B Lake Park (behind Cleveland Clinic) 35,688sf x .10 cents = \$3,568	
• South Tower along I-95 \$900	
Subtotal	\$10,950.00
Total	\$10,950.00
Estimate Total	\$10,950.00

MEMORANDUM

Southern Grove Community Development District No. 1

TO: Board of Supervisors
Southern Grove Community Development District No. 1

FROM: B. Frank Sakuma, Jr., CDM
District Manager

Board Meeting Date: May 6, 2026

RE: Agreement for Excavation Services with Armadillo Dirt Works LLC

Background

District staff has identified a need for excavation services and related sitework in connection with anticipated repairs to an outfall riser located on the parcel identified as S.M.T. 1 on the plat entitled Tradition SG-7, recorded in Plat Book 133, Pages 7–13, of the Official Records of St. Lucie County, Florida (the "C-23 Outfall Riser"). Armadillo Dirt Works LLC, a Fort Pierce-based excavation contractor, submitted a proposal (Estimate No. 1041, dated March 20, 2026) to perform the necessary sitework.

Scope of Work

The services to be provided include:

- Excavation of the area where an existing sinkhole exists;
- Verification that no additional voids are present;
- Installation of clean fill in hand-compacted lifts;
- Regrading of slope; and
- Sodding of all disturbed areas.

Contract Amount

The total lump-sum amount of the agreement is \$6,000.00. The agreement carries a one (1) year warranty from the date of completion and acceptance. Payment is due within 45 days of invoice receipt pursuant to Florida's Prompt Payment Act.

Budget Impact

Sufficient funds exist in the Stormwater Control line item of the adopted budget to support this expenditure.

Engineering Review:	Engineering has reviewed and approved the proposed scope and pricing.
Legal Review:	Legal counsel will provide the final approved agreement for execution.

Recommendation

Staff recommends that the Board approve the Agreement for Excavation Services with Armadillo Dirt Works LLC in the lump-sum amount of \$6,000.00, funded from the Stormwater Control line item, and authorize the Chairperson to execute the final agreement as approved by legal counsel.

Attachments: Exhibit A – Scope of Services

EXHIBIT A

Scope of Services

Armadillo Dirt Works LLC
 PO Box 12100
 FORT PIERCE, FL 34979 US
 +17724669856
 office@armadilodirtworks.com
 www.armadilodirtworks.com

Estimate



ADDRESS
Southern Grove CDD #1 c/o Special Services District 2501 Burns Rd - A Palm Beach Gardens, FL 33410

ESTIMATE #	DATE
1041	03/20/2026

JOB LOCATION
 C-23 Outfall Riser

DATE	ACTIVITY	DESCRIPTION	QTY	UNIT	AMOUNT
	02 Site Work	C-23 Outfall Riser Includes excavation of area where existing sinkhole exists, verification of no additional voids, installation of clean fill in hand compacted lifts, regrading of slope, and sodding of disturbed areas. Proposal is restricted to area located around the south side of the flashboard riser.	1	6,000.00	6,000.00

NOTES:

1.) Items not specifically included are excluded, subject to negotiation and clarification.

TOTAL

\$6,000.00



April 2nd, 2026

Frank Sakuma
Southern Grove Community Development District No. 5
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: \$ Southern Grove Community Development District No. 5
 Special Assessment Bonds, Series 2026 (Community Infrastructure)

This letter will confirm U.S. Bank’s fee structure for the above referenced issue:

Acceptance Fee	\$2,400.00 (One-time)
Closing Expenses	\$175.00 (Estimated)
Annual Trustee, Paying Agent and Registrar Fee	\$4,350.00 (Annual)
Ongoing Out-of-Pocket Expenses	7.50% of Annual Fees
<u>Trustee Counsel Fee</u>	<u>\$6,250.00</u>
Total Amount Due at Closing	\$13,175.00 (Trustee and Trustee Counsel)

This proposal and the fees detailed herein are subject in all aspects to U.S. Bank’s review and acceptance of the final financing documents which set forth our duties and responsibilities. Any unexpected or extraordinary services, duties and/or responsibilities will be reasonably billed in addition to the amounts identified herein. Fees are subject to change at our discretion and upon written notice. Fees paid in advance will not be prorated. Finalization of the transaction constitutes agreement to the above fee schedule, including agreement to any subsequent changes upon proper written notice. In the event this transaction is not finalized, any related out-of-pocket expenses may be billed to you directly. Payment of the fees detailed herein constitutes acceptance of the terms and conditions set forth.

All fees and expenses will be paid in advance. Thank you for the opportunity to continue to provide our services to the District and the District’s professional team. Please do not hesitate to contact me at 954.938.2471 if you have any questions or if you need any additional information.

Sincerely,

Robert Hedgecock

Robert Hedgecock
Vice President

IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT:

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a Trust or other legal entity we will ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.



**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICTS**

PORT ST. LUCIE, FLORIDA



**CULPEPPER &
TERPENING INC**

**SUPPLEMENTAL ENGINEER'S
REPORT SERIES 2026 BONDS**

April 9, 2026

C&T Project No. 19-080.SG1.001.2026

Certificate of Authorization No. 4286

PREPARED BY
Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34981
Tel. 772-464-3537
www.ct-eng.com

PREPARED FOR
Board of Supervisors
Southern Grove CDDs
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

Southern Grove Community Development Districts

SECTION 1.0

1.1 INTRODUCTION

This report (the “2026 Supplemental Engineer’s Report”) supplements and updates the Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements dated July 9, 2013, as amended by the Supplemental Master Engineer’s Report for Public Infrastructure Improvements, dated July 8, 2014 and the Supplement to Master Engineer’s Report for Public Infrastructure Improvements, dated August 1, 2019 (the “Master Engineer’s Report”) Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Master Engineer’s Report; however, for purposes hereof, the term “Other Districts” means Southern Grove Community Development District Nos. 1, 2, 3, 4, 6, 7, 8, 9 and 10 and the term “Districts” means, collectively, District No. 5 and the Other Districts.

As of the date hereof: (i) certain Community Infrastructure components described in the Original Engineer’s Report have been completed, (ii) certain Community Infrastructure components described in the Original Engineer’s Report are not expected to be implemented, including projects identified as the South Icon Tower, the Tradition T Sign and 1-95 Fencing South, and (iii) certain Community Infrastructure components not specifically described in the Original Engineer’s Report have been included within certain categories in the Master Engineer’s Report.

This 2026 Supplemental Engineer’s Report presents information about Community Infrastructure components that are (i) completed but have not been funded by Community Infrastructure Indebtedness (hereinafter defined), or (ii) currently under construction. This 2026 Supplemental Engineer’s Report supersedes any information in the Original Engineer’s Report that is inconsistent with the information presented herein.

District No. 5 has previously issued its (i) Special Assessment Bonds, Series 2019 (Community Infrastructure) (the “2019 Bonds”), (ii) Special Assessment Bonds, Series 2020 (Community Infrastructure) (the “2020 Bonds”), (iii) Special Assessment Bonds, Series 2021 (Community Infrastructure) (the “2021 Bonds”), (iv) Special Assessment Bonds, Series 2022-1 (Community Infrastructure) (the “2022-1 Bonds”), (v) Special Assessment Bonds, Series 2022-2 (Community Infrastructure) (Federally Taxable) (the “2022-2 Bonds”), and (vi) Special Assessment Bonds, Series 2024 (Community Infrastructure) (the “2024 Bonds”).

The net proceeds of these prior bond issues (the “Prior Bonds”) available to be expended on the acquisition and construction of Community Infrastructure have been fully or substantially expended as of the date hereof.

This 2026 Supplemental Engineer’s Report has been prepared in anticipation of the issuance by District No. 5 of its Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “2026 Bonds”), proceeds of which will be applied to finance the construction or acquisition of additional portions of the public infrastructure improvements and facilities comprising Community Infrastructure projects.



It is anticipated that District No. 5 or one or more of the other Community Property Districts will issue bonds or other obligations in the future to finance Community Infrastructure projects, which may include Community Infrastructure projects described herein, to the extent not funded by the Prior Bonds and 2026 Bonds, and Community Infrastructure projects described in any other supplemental engineer's report hereafter adopted by the Community Property Districts.

Proceeds of the 2026 Bonds may also be applied to fund Community Infrastructure projects eligible to be financed by tax-exempt bonds and described in any other supplemental engineer's report hereafter adopted by the Community Property Districts.

Additionally, as of the date of this report, approximately \$2.23 million of prepaid Community Infrastructure Assessments are available to fund a portion of the cost of Community Infrastructure (the "Prepaid Assessments").

It is anticipated that taking into account the Prepaid Assessments available to be expended on Community Infrastructure all the proceeds of the 2026 Bonds available to be expended on Community Infrastructure projects will be expended within three years of the date of issuance of the 2026 Bonds. The useful life of the Community Infrastructure projects described herein is at least 25 years.

SECTION 2.0

2.1 COMMUNITY INFRASTRUCTURE PROJECTS ELIGIBLE TO BE FUNDED BY THE 2026 BONDS

The proposed Community Infrastructure projects eligible to be funded by the 2026 Bonds are as follows. Maps depicting the location of the projects described below are attached hereto as exhibits.

1. ACOE Mitigation

Project Description

This public project is sometimes referred to as the "ACOE Mitigation Project."

The Districts are required to construct mitigation areas as it relates to the Army Corps of Engineers (ACOE) permit conditions. The remaining mitigation area, also known as the Duda Canal, is an enhancement to the Districts' existing conveyance canal as well as the completion of the ACOE permit conditions. The enhancement will include the construction of 7.5 acres of littoral area and natural recruitment of wetland vegetation.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, owned by one or more of the Districts and operated by and on behalf of the Districts and located in publicly owned property or public right of way or



easements.

Estimated Cost

The total cost of this project is estimated to be \$2,618,251, of which approximately \$614,133 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the master developer of the residential land in the boundaries of the Districts (the “Master Residential Developer”).

Estimated Completion Date

This project is substantially complete.

2. Outfall Culvert Replacement

Project Description

This public project involves the emergency repair and replacement of an existing 60-inch outfall culvert owned by one or more of the Districts discharging into the South Florida Water Management District Canal C-23. The culvert has failed and must be replaced to restore and maintain proper stormwater conveyance.

Ownership and Operation

This project will be owned by one or more of the Districts and operated by and on behalf of the Districts and located in publicly owned property or public right of way or easements.

Estimated Cost

The total cost of this project is estimated to be \$250,000.

Estimated Completion Date

The outfall culvert project is expected to be fully completed by the Summer, 2026.

3. Tradition Trail

Project Description

This public project involves continued construction of Tradition Trail.

Completed sections of Tradition Trail include approximately 4,600 LF along Community Boulevard from Tradition Parkway to Discovery Way and 1,400 LF along Discovery Way between Community Boulevard and Village Parkway. The “Art in the Park” Icon Trailhead is located at the corner of Village Parkway/Discovery Way.

In addition, 3,200 LF of Tradition Trail from the “Art in the Park” southerly along Village Parkway past the Telaro Entrance has been completed. Lastly, 1,400 LF along Village



Parkway to the Stars and Stripes Park has been completed as part of the first phase of Tradition Trail.

The next segment (or the final phase) of Tradition Trail remaining to be completed will extend from East-West No. 2 southerly approximately 12,500 LF along Village Parkway to Becker Road, consisting of a two-pathway system: (1) existing and to-be constructed 8' wide dedicated TIM Path and (1) proposed 12' wide multi-purpose path, seating areas with shade structures and site furnishings, e-bike charging stations, signage, landscape and irrigation improvements. The dedicated TIM Path is not part of Community Infrastructure and related costs are not included herein.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public easement or a tract of land owned by one or more of the Districts.

Estimated Cost

The first phase of this project is estimated to have a total cost of \$709,771, of which approximately \$243,913 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

The total cost of the second phase of the project is estimated to be \$3,399,598.

Estimated Completion Date

The first phase is substantially complete.

The second phase of the project is estimated to be completed by Fall, 2027.

4. Hegener Drive (FKA Paar Drive West)

Project Description

The first phase of this project involves construction of public roadway improvements from Village Parkway westerly approximately 3,300 linear feet, or 1,100 linear feet west of the Kenley residential community entrance. The proposed roadway section will be a two-lane undivided urban roadway with signalization improvements at Village Parkway, potable water mains, force mains, a sidewalk and landscaping and irrigation improvements. In addition, the 12" water main will be extended 3,200 linear feet westerly to the intersection of Community Boulevard. Construction of this phase of the project has been completed but has not yet been turned over to the City of Port St. Lucie (the "City").

The second phase of this project has not yet commenced and involves construction of public roadway improvements from the westerly end of Phase 1, extending westerly approximately 3,100 linear feet to Community Boulevard. The proposed roadway section will be a two-lane undivided urban roadway, a sidewalk and landscaping and irrigation improvements.



Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.

Estimated Cost

The first phase of this project is estimated to have a total cost of \$4,421,817, of which approximately \$1,902,946 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

The second phase of this project is estimated to have a total cost of \$6,450,180.

Estimated Completion Date

The first phase of this project is substantially complete.

The second phase of this project is expected to be completed by Winter, 2027.

5. Heart Sculpture

Project Description

This project is a Public Art Element, located at the southwest corner of Village Parkway/Discovery Way and will consist of a regional iconic 'Heart' sculpture with elevated pedestrian bridge set atop a stepped pedestal public space/plaza.

Ownership and Operation

This project will be on land owned by one of the Districts and owned and operated by and on behalf of the Districts.

Estimated Cost

This project is estimated to have a total cost of at least \$4,913,694. Community Infrastructure Indebtedness will not fund costs of the Heart Sculpture in excess of the amount required by the City to be expended on "art in public places" within the boundaries of the Districts; this amount is currently \$2,125,000, of which \$1,109,799 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

Estimated Completion Date

This project is substantially complete.

6. Plaza at the Heart

Project Description

This project is located at the southwest corner of Village Parkway/Discovery Way,



centered around the Heart Sculpture and will consist of a public plaza with brick pavers, landscape and irrigation and a visitor's center.

Permits for the Plaza at the Heart have been issued and construction has commenced.

Ownership and Operation

This project will be on land owned by one or more of the Districts and owned and operated by and on behalf of the Districts.

Estimated Cost

This project is estimated to have a total cost of at least \$2,381,984, of which approximately \$1,703,109 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

Estimated Completion Date

This project is substantially complete.

7. Stars and Stripes Park

Project Description

The public Stars and Stripes Park vision is to celebrate both the celestial stars as well as to be a place to recognize the stars and stripes of our armed forces. The park will be comprised of a celestial lawn, interactive 'stars' and 'stripes' public art elements, parking, landscape, irrigation, and signage, seating areas with shade structures and site furnishings, and e-bike charging stations. District No. 5 will construct and/or acquire from the Master Residential Developer improvements related to the Stars and Stripes Park and convey these improvements as a grant to the City.

Plans and permits have been received for the site development and construction has commenced.

Ownership and Operation

This project will be located on a twenty-five (25) acre publicly owned property located west of Village Parkway and south of East - West No. 2 and will be owned and operated by the City.

Estimated Cost

This project is estimated to have a total cost of \$12,779,429, including costs of public art, of which approximately \$11,013,064 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

Estimated Completion Date



This project is substantially complete.

8. Becker Road West

Project Description

This project, referred to as the “Becker Road West Project” is a continuation of public Becker Road (of which Phase 1 is complete), commencing from its western terminus of the Becker Road Phase 1 project westerly approximately 3,500 linear feet to the intersection with Community Boulevard.

The project involves the construction of the public Becker Road West roadway improvements, which includes the addition of 2,650 LF of the two additional lanes of the Becker Road Phase 1 project and 3,500 LF of two lanes of the Becker Road project, water mains, force mains, sidewalks and landscaping.

Ownership and Operation

The Becker Road West Project will be located on a public right of way and will be owned and operated by the City upon completion and dedication.

Estimated Cost

The construction of this phase of this project has a total estimated cost of \$10,667,278, of which \$2,840,092 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

Estimated Completion Date

The project is substantially complete.

9. Marshall Parkway (West)

Project Description

This public project is sometimes referred to as the “Marshall Parkway (West) Project.” The project involves the design and construction of public roadway improvements from the existing round about at the Del-Webb Entrance, westerly approximately 2,100 linear feet to Community Boulevard. The proposed roadway section will be designed as a future 4-lane divided roadway, a sidewalk, utilities and landscaping and irrigation improvements.

Construction of the outer 2-lanes of the divided roadway, sidewalk and landscaping and irrigation improvements commenced in December 2023.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.



Estimated Cost

The project is estimated to have a total cost of approximately \$3,134,755, of which \$1,347,865 remains eligible to be funded by the 2026 Bonds through acquisition of completed components from the Master Residential Developer.

Estimated Completion Date

The project is substantially complete.

10. Traffic Signal (Marshall and Village)

Project Description

This project includes the design, construction, permitting and installation of the necessary infrastructure related to the installation of a traffic signal and other traffic control devices at the intersection of Marshall Parkway and Village Parkway.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.

Estimated Cost

The project is estimated to have a total cost of approximately \$897,719.

Estimated Completion Date

The project is expected to be completed by Spring, 2026.

11. Traffic Signal (Legacy and Village)

Project Description

This project includes the design, construction, permitting and installation of the necessary infrastructure related to the installation of a traffic signal and other traffic control devices at the intersection of Legacy Parkway and Village Parkway.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.

Estimated Cost

The project is estimated to have a total cost of approximately \$902,000.

Estimated Completion Date



The project is expected to be completed by Spring, 2026.

12. Discovery Way Widening

Project Description

This project, referred to as the “SW Discovery Way Widening Project,” consists of the widening of SW Discovery Way from a two lane roadway to a four lane divided urban roadway. The project corridor extends approximately 1,400 LF linear feet between SW Community Boulevard (western limit) and SW Village Parkway (eastern limit).

The project includes the addition of two new travel lanes, reconstruction and widening of the existing pavement, construction of curb and gutter, and associated drainage improvements. Utility infrastructure improvements include adjustments and extensions to water and sewer facilities as required to accommodate the proposed roadway section. The project also incorporates pavement markings, signage, and landscape and irrigation enhancements consistent with City standards.

Ownership and Operation

The SW Discovery Way Widening Project is located within existing public right of way and will be owned and operated by the City upon completion and acceptance.

Estimated Cost

The construction of this phase of the project has a total estimated cost of \$817,166.

Estimated Completion Date

The project is anticipated to reach substantial completion in Spring, 2027

Development permits are required in connection with each of the Community Infrastructure projects described in Section 2.1 from the City of Port St. Lucie, including a Site Plan Review Permit, a City of Port St. Lucie Engineering Department Permit, a City of Port St. Lucie Building Permit and a South Florida Water Management District (SFWMD) Construction Permit. These permits are standard permits for these types of improvements and have been, or are expected to be, approved by the authority having jurisdiction.

SECTION 3.0

3.1 CONCLUSION

The Community Infrastructure projects described in Section 2.1 may be constructed by or on behalf of the Districts or constructed by others and acquired by or on behalf of the Districts.

Additional funding for the Community Infrastructure projects described in Section 2.1 not available from proceeds of Community Infrastructure Indebtedness heretofore and hereafter issued may be funded from other legally available funds of the Districts and/or funds provided



by the Master Residential Developer and/or other significant owners of land in the Districts.

The Community Infrastructure projects described herein are part of the Community Infrastructure benefitting all assessable land in the boundaries of the Community Property Districts. The Community Infrastructure projects as presented herein can be designed, permitted, and constructed in a timely manner, since they are consistent with the Southern Grove Development of Regional Impact, the City of Port St. Lucie's Development Orders and the SFWMD Conceptual Environmental Resource Permit. The project estimated costs are reasonable and similar to project costs within the area, based on our historical knowledge of the Treasure Coast, and based on 2026 dollars. A normal inflation factor has not been utilized but is considered to be a part of the improvements budget contingency factor. The amount to be paid from the 2026 Bonds to acquire completed components of Community Infrastructure projects described herein will not exceed the actual cost of such projects. For purposes of this 2026 Supplemental Engineer's Report, a 10% contingency factor has been included for projects not yet completed. The scope of work for these projects is based on information provided by the majority landowners in the Community Property Districts.

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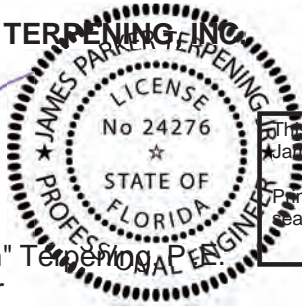
TABLE NO. 1		
COMMUNITY INFRASTRUCTURE PROJECTS ELIGIBLE TO BE FUNDED BY THE 2026 BONDS		
PROJECT DESCRIPTION	ESTIMATED COST	ESTIMATED COMPLETION DATE
ACOE Mitigation Project	\$614,133	Substantially Complete
Outfall Culvert Replacement	\$250,000	Summer, 2026
Tradition Trail	\$243,913	Substantially Complete
Tradition Trail – Final Phase *	\$3,399,598	Fall, 2027
Paar Drive West Project - Phase 1	\$1,902,946	Summer, 2026
Heart Sculpture*	\$1,109,799	Substantially Complete
Plaza at the Heart	\$1,703,109	Substantially Complete
Stars and Stripes Park*	\$11,013,064	Substantially Complete
Becker Road West Project	\$2,840,092	Substantially Complete
Marshall Parkway (West)	\$1,347,865	Substantially Complete
Traffic Signal (Marshall / Village)	\$897,719	Spring, 2026
Traffic Signal (Legacy / Village)	\$902,000	Spring, 2026
Discovery Way Widening	\$817,166	Spring, 2027
TOTAL	\$27,041,404	

* Reflects only the portion of the costs currently eligible to be funded by Community Infrastructure Indebtedness.



Respectfully Submitted,

CULPEPPER & TERPENING INC.



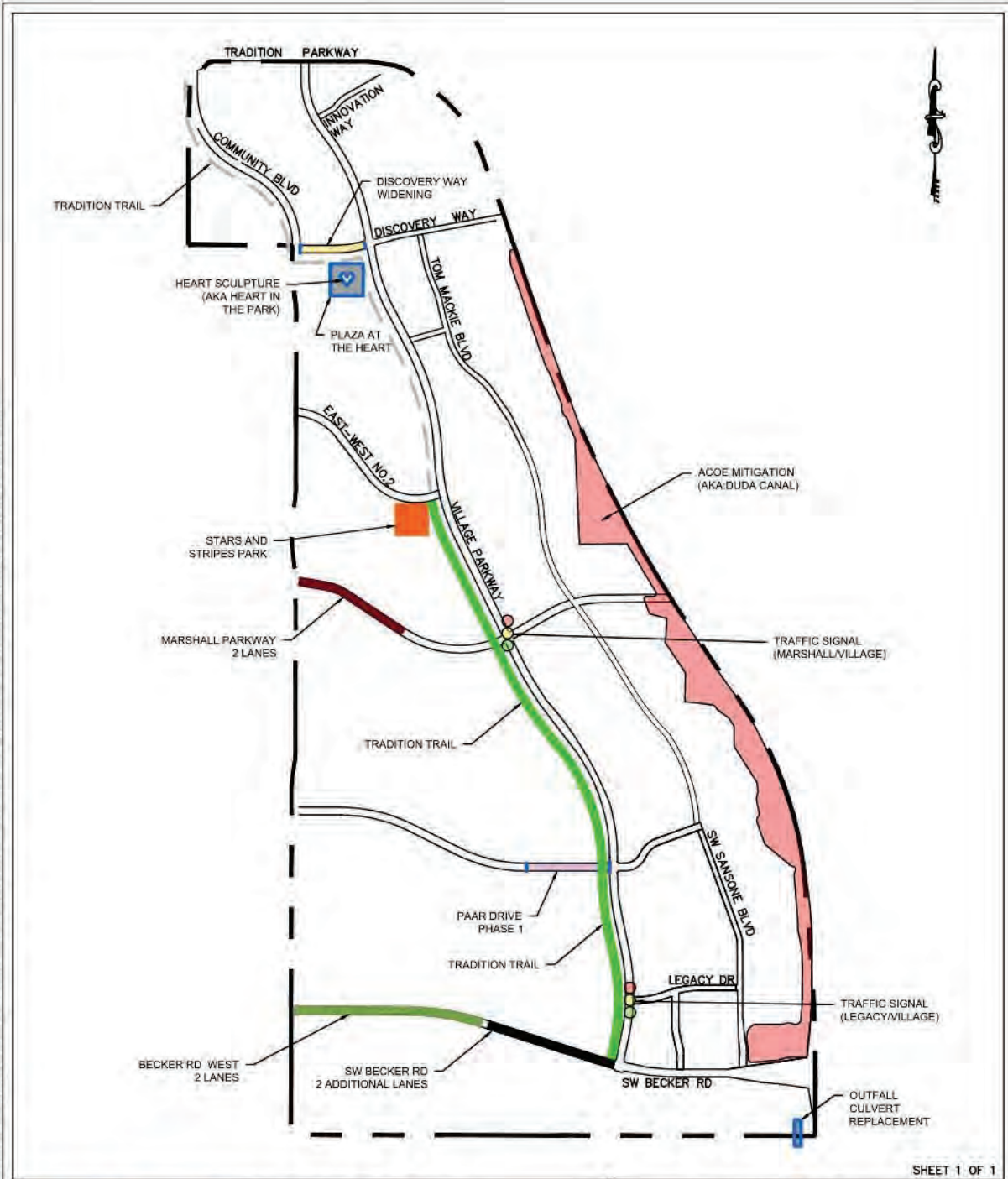
This item has been digitally signed and sealed by
James P. Terpening, PE, on 04/09/2026 6:42:32 PM.

Printed copies of this document are not considered signed and
sealed and the signature must be verified on any electronic copies


James P. "Butch" Terpening
District Engineer
Florida Engineer No. 24276
EOR Responsibility: 100% (Pages 1 – 14)



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SHEET 1 OF 1



CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

SOUTHERN GROVE CAPITAL PROJECT	
2026 CAPITAL PLAN	
JOB NO: 19-080.SG1.2026	SCALE: 1" = 2500'
DRAWN BY: RCABRERA	DATE: 03/03/2026



**NINTH SUPPLEMENTAL ASSESSMENT
METHODOLOGY REPORT FOR 2026
BONDS**

April 29, 2026

Prepared for

**Board of Supervisors
Southern Grove Development Districts
With Jurisdiction Over 2026 Assessment
Area**

Prepared by Special District Services, Inc.

NINTH SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT FOR 2026
BONDS

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS WITH
JURISDICTION OVER 2026 ASSESSMENT AREA

1.0 Introduction

1.1 Background

This report (the “Ninth Supplement”) supplements the “Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure” dated July 9, 2013, as amended by the “Supplemental Assessment Methodology Report for Public Infrastructure” dated July 8, 2014, each prepared by Fishkind & Associates, Inc., as further amended by the “Third Supplemental Assessment Methodology for Public Infrastructure” dated August 1, 2019, prepared by Special District Services, Inc. (the “Master Assessment Report”).

All capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Master Assessment Report or in the Tenth Supplemental Trust Indenture (the “Supplemental Indenture”) relating to the 2026 Bonds.

The “Supplemental Engineer’s Report Series 2026 Bonds” dated April 9, 2026 prepared by Culpepper & Terpening, Inc. (the “2026 Engineer’s Report”) describes, among other matters, the portion of the Community Infrastructure improvements that are on-going or planned to be undertaken in the timeframes described in the 2026 Engineer’s Report (the “2026 CI Project”) and eligible to be funded with available proceeds from the Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “2026 Bonds”) now proposed to be issued by Southern Grove Community Development District No. 5 (the “Issuer”).

Under certain circumstances, available proceeds of the 2026 Bonds may also be used to finance other Community Infrastructure improvements set forth in additional supplemental engineer’s reports approved in the future by the applicable, respective Boards of the Southern Grove Community Development Districts.

1.2 Methodology; 2026 Assessment Area

The Master Assessment Report, particularly the Third Supplemental Assessment Methodology for Public Infrastructure” dated August 1, 2019 included therein (the “Third Supplement”), sets forth, among other matters, a methodology (the “Methodology”) for allocating Community Infrastructure Assessments to the assessable Community Property that benefits from Community Infrastructure.

This Ninth Supplement illustrates the application of the Methodology and the allocation of a portion of the Community Infrastructure Assessments, consistent with the Master Assessment Report, in connection with the proposed 2026 Bonds. Such Community Infrastructure Assessments are referred to herein as the “2026 CI Assessments.” The assessable Community Property to be subject to the 2026 CI Assessments are referred to herein as the “2026 Assessment Area.”

The “2026 Assessment Area” consists solely of platted non-residential properties totaling approximately 280.26 acres of additional assessable Community Property located in a portion of the boundaries of the Issuer, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 9 and Southern Grove Community Development District No. 10.

The Issuer has entered into a written agreement with the master developer of the residential lands in the boundaries of the Southern Grove Community Development Districts which, among other matters, addresses impact fee and other credits (the “Credits”) arising from Community Infrastructure components (the “Creditable Components”) funded, all or in part, by Community Infrastructure Indebtedness and ensures that the Credits are used on properties within Southern Grove benefitting from the 2026 CI Project and that the cost of these fees are not passed on to builders or end-users.

2.0 2026 Bonds

Proceeds of the 2026 Bonds will be applied to (i) finance the 2026 CI Project; (ii) make a deposit to the reserve account for the 2026 Bonds established under the Supplemental Indenture; (iii) pay a portion of the interest coming due on the 2026 Bonds; and (iv) pay costs of issuance of the 2026 Bonds. The average coupon rate of the 2026 Bonds is 5.444% and the final maturity will not be later than May 1, 2052.

Table 1 below reflect the details of the 2026 Bonds.

Table 1
DETAILS OF THE 2026 BONDS

<u>Sources:</u>	
Principal Amount of Bonds	\$ 8,915,000.00
Original Issue Discount	-\$17,128.80
TOTAL SOURCES OF FUNDS	\$ 8,897,871.20
<u>Uses:</u>	
2026 Acquisition and Construction Account	\$ 7,909,051.16
2026 Capitalized Interest Account (Thru 11/1/2026)	\$ 215,172.54
2026 Reserve Account (50% of MADS)	\$ 320,172.50
2026 Costs of Issuance Account	\$ 275,175.00
Underwriter's Discount	\$ 178,300.00
TOTAL USES OF FUNDS	\$ 8,897,871.20

Source: MBS Capital Markets, LLC

The Methodology for allocating the Community Infrastructure Assessments as set forth in the Third Supplement provides for the allocation of Community Infrastructure Assessments to Community Property that has achieved its applicable "Allocation Threshold," which, in the case of single-family property, is at the time of final plat recordation and in the case of multi-family or non-residential property, is upon site plan approval and issuance of a building permit.

Table "A" illustrates the current landowners, land uses, densities, and property descriptions for assessable Community Property (the "Benefitted Parcels") in the 2026 Assessment Area that have achieved the applicable Allocation Threshold.

Table "B" illustrates the allocation of the 2026 CI Assessments to the assessable land in the 2026 Assessment Area.

An assessment roll for the 2026 Assessment Area, taking into account the Credit Amount described in the Third Supplement and otherwise consistent with the Master Assessment Report is attached as Exhibit A.

Table "A"

Status/Landowner	Land Use	Description	Units/Square Footage
Vertically Constructed			
Warehomes at Tradition LLC	Warehouse	Multi-Tenant Industrial Buildings (Bldg 1 & 2)	163,112
11950 Tradition LLC	Warehouse	Multi-Tenant Industrial Building (Bldg A)	22,716
Under Vertical Construction			
Pebb Tradition SG3 LLC	Retail	Multi-Tenant Retail (Bldg 5)	15,876
Banyan SG8 LLC	Retail	Lowe's Home Improvement Store	134,147
Jai P Singh	Retail	Multi-Tenant Retail	20,394
Benchmark PSL LLC	Retail	Planet Fitness	17,300
Farrell Storage Southern Grove LLC	Retail	Multi-Tenant Retail	20,000
Farrell Storage Southern Grove LLC	Warehouse	Storage Facility	172,120
Import Mex of FL LLC	Warehouse	Grocery Distribution Facility (Alex Lee)	163,624
Costco Wholesale Corporation	Warehouse	Distribution Facility (Costco)	1,949,627
St Lucie Hospitality at Tradition LLC	Medical Office	Medical Office	28,734

Source: St. Lucie County Property Appraiser's website and other publicly available sources.

Table "B"

Status/Landowner	Land Use	Description	Units/Square Footage	Est. 2026 Bonds Principal Allocation	Est. 2026 Bonds Principal Allocation Per Unit/SF	Est. Total Gross Annual 2026 CI Assessments(1)	Est. Gross Annual 2026 CI Assessments Per Unit/SF(1)	Est. % of 2026 CI Assessments
Vertically Constructed								
Warehomes at Tradition LLC	Warehouse	Multi-Tenant Industrial Buildings (Bldg 1 & 2)	163,112	\$1,034,432	\$6.34	\$80,755.82	\$0.50	11.60%
11950 Tradition LLC	Warehouse	Multi-Tenant Industrial Building (Bldg A)	22,716	\$144,375	\$6.36	\$11,271.01	\$0.50	1.62%
Vertically Constructed Subtotal				\$1,178,807		\$92,026.83		13.22%
Under Vertical Construction								
Pebb Tradition SG3 LLC	Retail	Multi-Tenant Retail (Bldg 5)	15,876	\$195,540	\$12.32	\$15,265.40	\$0.96	2.19%
Banyan SG8 LLC	Retail	Lowe's Home Improvement Store	134,147	\$1,650,526	\$12.30	\$128,852.88	\$0.96	18.51%
Jai P. Singh	Retail	Multi-Tenant Retail	20,394	\$250,813	\$12.30	\$19,580.42	\$0.96	2.81%
Benchmark PSL LLC	Retail	Planet Fitness	17,300	\$97,959	\$5.66	\$7,647.45	\$0.44	1.10%
Farrell Storage Southern Grove LLC	Retail	Multi-Tenant Retail	20,000	\$245,994	\$12.30	\$19,204.18	\$0.96	2.76%
Farrell Storage Southern Grove LLC	Warehouse	Storage Facility	172,120	\$1,094,151	\$6.36	\$85,417.96	\$0.50	12.27%
Import Mex of FL LLC	Warehouse	Grocery Distribution Facility (Alex Lee)	163,624	\$1,038,003	\$6.34	\$81,034.62	\$0.50	11.64%
Costco Wholesale Corporation	Warehouse	Distribution Facility (Costco)	1,949,627	\$3,021,126	\$1.55	\$235,852.59	\$0.12	33.89%
St Lucie Hospitality at Tradition LLC	Medical Office	Medical Office	28,734	\$142,758	\$4.97	\$11,144.84	\$0.39	1.60%
Under Vertical Construction Subtotal				\$7,736,871		\$604,000.34		86.78%
Total				\$8,915,000		\$696,027.17		100.00%

Source: St. Lucie County Property Appraiser's website and other publicly available sources for the information in the first four columns above.

Exhibit A

Property ID	Parcel ID	Owner's Name	Annual Assessment Amount	Principal Amount
198254	4326-701-0002-000-9	Farrell Storage Southern Grove, LLC (retail)	\$ 18,452.88	\$ 245,993.68
198253	4326-701-0001-000-2	Farrell Storage Southern Grove, LLC (storage)	\$ 82,076.26	\$ 1,094,151.20
400210	4335-600-0008-000-9	Banyan SG8, LLC (Lowe's)	\$ 123,811.93	\$ 1,650,525.63
398769	4315-805-0001-000-7	Import Mex of FL, LLC (Alex Lee Food Distribution)	\$ 77,864.40	\$ 1,038,003.29
186991	4315-801-0003-000-9	Warehomes at Tradition, LLC (Dragonfly Commerce Park Bldg 1&2)	\$ 77,596.51	\$ 1,034,432.12
191053	4315-708-0002-000-6	Jai P Singh (Village Parkway Plaza Retail)	\$ 18,814.40	\$ 250,813.07
400215	4315-712-0001-000-2	Pebb Tradition SG3, LLC (Shoppes at Heart Phase 2)	\$ 14,668.19	\$ 195,540.36
400216	4315-712-0002-000-9	Benchmark PSL, LLC (Planet Fitness)	\$ 7,348.27	\$ 97,959.11
194865	4322-500-0001-000-3	11950 Tradition, LLC (Bldg A)	\$ 10,830.07	\$ 144,374.62
395480	4326-603-0004-000-2	Costco Wholesale Corporation (partial)	\$ 226,625.62	\$ 3,021,125.68
185645	4315-612-0002-000-2	St Lucie Hospitality at Tradition, LLC (medical office)	\$ 10,711.58	\$ 142,758.47

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ACKNOWLEDGING THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5'S PROVISION OF THE 2026 CI PROJECT; CONFIRMING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI ASSESSMENTS; CONFIRMING THE ALLOCATION AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS IN CONNECTION WITH THE SERIES 2026 BONDS; AUTHORIZING A JOINDER TO A SUPPLEMENTAL TRUST INDENTURE RELATING TO THE SERIES 2026 BONDS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 1 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining a portion of the public infrastructure improvements serving the mixed-use development known as "Southern Grove" which is located co-terminus with the boundaries of the Districts (as hereinafter defined); and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022 (collectively, the "District Development Interlocal Agreement"), with Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "Other Districts," and together with the District, the "Districts"); and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have delegated to the Southern Grove Community Development District No. 5 (such district or other district hereinafter serving as the "Issuer District" under the District Development Interlocal Agreement being referred to as the "Issuer District") the authority to finance, refinance, acquire, construct/reconstruct, install, and own (on behalf of the Districts) Community

Infrastructure (as defined in the District Development Interlocal Agreement) that benefits the assessable District Lands (as defined in the District Development Interlocal Agreement), regardless of where such lands are located within Southern Grove and, among other matters, enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Other Districts have currently delegated to the District (the District or other district hereinafter serving as the “Administration District” under the District Development Interlocal Agreement being referred to as the “Administration District”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the Issuer District and to collect Community Infrastructure Assessments (as defined in the District Development Interlocal Agreement) relating to Community Infrastructure Bonds (as defined in the District Development Interlocal Agreement) issued by the Issuer District, and the Community O&M Infrastructure Maintenance Assessments relating to Community Infrastructure owned by or on behalf of the Districts; and

WHEREAS, the Districts have previously indicated their intention to undertake, install, establish, construct or acquire certain Community Infrastructure, and to finance such improvements through the issuance of Community Infrastructure Bonds by the Issuer District and the imposition of Community Infrastructure Assessments on benefitted assessable District Lands within the Districts in accordance with the terms of the District Development Interlocal Agreement, and have adopted various proceedings, including resolutions, relating to the imposition, levy, collection and enforcement of such Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors (the “Board”) of the District and the Boards of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on March 4, 2026 and April 3, 2026, as applicable, and Resolution No. 2026-27 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on May 6, 2026 (collectively, the “Master Assessment Proceedings”); and

WHEREAS, on June 30, 2026, the Issuer District entered into that certain *Bond Purchase Agreement* between the Issuer District and MBS Capital Markets, LLC (the “Underwriter”), whereby the Issuer District has agreed to issue and sell its Southern Grove Community Development District No. 5 \$8,815,000 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “Series 2026 Bonds”) to the Underwriter; and

WHEREAS, a portion of the net proceeds from the sale of the Series 2026 Bonds will be used by the current Issuer District to acquire a portion of the Community Infrastructure improvements (the “2026 CI Project”) as described in the hereinafter defined Supplemental Engineer’s Report; and

WHEREAS, in accordance with the master special assessment methodology adopted pursuant to the Master Assessment Proceedings (the “Master Special Assessment Methodology”), the Community Infrastructure Assessments to be levied and collected in order to secure the Series 2026 Bonds (the “2026 CI Assessments”) will be levied on assessable District Lands located within a portion of the boundaries of the Issuer District and Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (such assessed properties being designated later herein as the “2026 Assessment Area,” and such districts being referred to as the “2026 Assessment Area Districts”), all as described in the hereinafter defined Supplemental Assessment Report; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to that certain *Master Trust Indenture* dated December 17, 2014 (the “Master Indenture”), as supplemented by that certain *Tenth Supplemental Trust Indenture* to be dated as of May 1, 2026 (the “Tenth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each between the Issuer District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, the Boards of Supervisors of the 2026 Assessment Area Districts have each adopted Resolution No. 2026-27 on May 6, 2026 determining, in part, that the 2026 CI Project will specially benefit all of the assessable District Lands within the 2026 Assessment Area as set forth in the Supplemental Assessment Report, and that it is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands comprising the 2026 Assessment Area; and

WHEREAS, pursuant to and consistent with the District Development Interlocal Agreement and the Master Assessment Proceedings, the District, as the current Administration District, desires to acknowledge the particular details of the sale of the Series 2026 Bonds, confirm the lien of the 2026 CI Assessments which have been levied and imposed by the 2026 Assessment Area Districts, and which are to be collected by the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted by the District, as the current Administration District, pursuant to the District Development Interlocal Agreement, the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Proceedings.

SECTION 2. FINDINGS. The Board of Supervisors of the Southern Grove Community Development District No. 1 hereby finds and determines as follows:

(a) The Districts have previously adopted the resolutions included in the Master Assessment Proceedings, which, among other things, equalized, approved, confirmed and levied the Community Infrastructure Assessments on all of the assessable District Lands benefitting from the Community Infrastructure. The Master Assessment Proceedings provide that as each series of Community Infrastructure Bonds is issued by the Issuer District to fund all or any portion of the Community Infrastructure, a supplemental resolution would be adopted by the Districts with jurisdiction over the assessable District Lands to be subject to specific Community Infrastructure Assessments relating to such Community Infrastructure Bonds in order to set forth the specific terms of the applicable Community Infrastructure Bonds and certifying the amount of the lien of the Community Infrastructure Assessments the revenues from the collection of which will secure any portion of such Community Infrastructure Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026, which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the portion of the Community Infrastructure comprising the "2026 CI Project," the acquisition of a portion of which is to be financed with the Series 2026 Bonds. The District hereby confirms that the 2026 CI Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby approved and confirmed.

(c) The *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the Master Special Assessment Methodology to the actual terms of the Series 2026 Bonds, identifies the 2026 CI Assessments to be levied in connection with the Series 2026 Bonds on the 2026 Assessment Area, and describes the 2026 Assessment Area. The Supplemental Assessment Report is hereby approved and confirmed.

(d) The District acknowledges the findings of the 2026 Assessment Area Districts in Resolution 2026-27 that the 2026 CI Project will specially benefit all of the assessable District Lands within the 2026 Assessment Area as set forth in the Supplemental Assessment Report, and that it is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands comprising the 2026 Assessment Area.

(e) The District acknowledges that it is appropriate for it to execute a joinder to the Tenth Supplemental Indenture to evidence the District's acceptance of its duties and obligations thereunder in its capacity as the current Administration District.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. This Resolution is intended to acknowledge the terms of the Series 2026 Bonds and the final amount of the lien of the 2026 CI Assessments relating to the Series 2026 Bonds, levied and imposed by the applicable 2026 Assessment Area Districts upon the assessable District Lands in their respective boundaries comprising the 2026 Assessment Area, and which are to be collected and remitted to the Trustee by the District. The Series 2026 Bonds, in a par amount of \$8,915,000 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, 2052. 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 the 2026 CI Assessments on the 2026 Assessment Area shall be the outstanding principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual 2026 CI Assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2026 Bonds will be secured solely by the 2026 CI Pledged Revenues (as defined in the Tenth Supplemental Indenture).

SECTION 4. CONFIRMATION OF ALLOCATION AND COLLECTION OF 2026 CI ASSESSMENTS.

(a) The District acknowledges that the 2026 CI Assessments for the Series 2026 Bonds shall be allocated to assessable District Lands comprising the 2026 Assessment Area in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the Master Special Assessment Methodology. The estimated costs of collection of the 2026 CI Assessments for the Series 2026 Bonds are as set forth in the Supplemental Assessment Report.

(b) The District acknowledges that the lien of the 2026 CI Assessments, the revenues from the collection of which will secure the Series 2026 Bonds, includes all assessable District Lands comprising the 2026 Assessment Area as identified in the assessment roll included in the Supplemental Assessment Report.

(c) Taking into account earnings on certain funds and accounts as set forth in the Indenture, the District shall begin annual collection of the 2026 CI Assessments using the methods available to it by law in accordance with the requirements of the Indenture. Debt service payments relating to the Series 2026 Bonds consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the 2026 CI Assessments levied and imposed upon the 2026 Assessment Area for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District Manager shall coordinate with the 2026 Assessment Area Districts to prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2026 CI Assessments and present same to the Board of the District, and the respective Boards of Supervisors of the 2026 Assessment Area Districts as required by law and the District Development Interlocal Agreement. The District Manager is further directed and authorized to coordinate with the 2026 Assessment Area Districts to take all actions necessary to collect any prepayments of debt as and when due and to collect 2026 CI Assessments using methods available to it authorized by Florida law in order to provide for the timely payment of debt service on the Series 2026 Bonds, subject in all respects to the terms and conditions of the Indenture applicable thereto.

SECTION 5. JOINDER TO TENTH SUPPLEMENTAL INDENTURE. In accordance with the District Development Interlocal Agreement and Chapters 170, 190, and 197,

Florida Statutes, and other applicable law, the District hereby authorizes the execution of a joinder to the Tenth Supplemental Indenture in substantially the form attached hereto as **Exhibit F**, to (i) confirm and evidence the pledge and lien of the 2026 CI Assessments levied on the 2026 Assessment Area in connection with the Series 2026 Bonds, (ii) authorize the collection and remittance to the Trustee of such 2026 CI Assessments by the District in accordance with the terms of the Tenth Supplemental Indenture, and (iii) bind the District to those provisions of the Indenture that are expressly applicable to the District in its capacity as the Administration District.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the resolutions of the District included in the Master Assessment Proceedings which remain in full force and effect, except to the extent reflected in such Master Assessment Proceedings which respect to resolutions that have been amended or amended and restated. Such resolutions and this Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All the District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. 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 8. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Continued on Next Page]

APPROVED and **ADOPTED** this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026

Exhibit B: *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 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 F: Form of Tenth Supplemental Indenture

Exhibit A

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

Exhibit B

Ninth Supplemental Assessment Methodology Report for 2026 Bonds, dated April 30, 2026

Exhibit C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2026 - Term Bond due 2031:						
	05/01/2027		180,000	4.000%	4.000%	100.000
	05/01/2028		185,000	4.000%	4.000%	100.000
	05/01/2029		195,000	4.000%	4.000%	100.000
	05/01/2030		200,000	4.000%	4.000%	100.000
	05/01/2031	843021 AU0	<u>210,000</u>	4.000%	4.000%	100.000
			970,000			
Series 2026 - Term Bond due 2036:						
	05/01/2032		220,000	4.400%	4.400%	100.000
	05/01/2033		225,000	4.400%	4.400%	100.000
	05/01/2034		240,000	4.400%	4.400%	100.000
	05/01/2035		250,000	4.400%	4.400%	100.000
	05/01/2036	843021 AV8	<u>260,000</u>	4.400%	4.400%	100.000
			1,195,000			
Series 2026 - Term Bond due 2046:						
	05/01/2037		275,000	5.350%	5.390%	99.512
	05/01/2038		285,000	5.350%	5.390%	99.512
	05/01/2039		305,000	5.350%	5.390%	99.512
	05/01/2040		320,000	5.350%	5.390%	99.512
	05/01/2041		340,000	5.350%	5.390%	99.512
	05/01/2042		355,000	5.350%	5.390%	99.512
	05/01/2043		375,000	5.350%	5.390%	99.512
	05/01/2044		395,000	5.350%	5.390%	99.512
	05/01/2045		420,000	5.350%	5.390%	99.512
	05/01/2046	843021 AW6	<u>440,000</u>	5.350%	5.390%	99.512
			3,510,000			
Series 2026 - Term Bond due 2052:						
	05/01/2047		465,000	5.700%	5.700%	100.000
	05/01/2048		495,000	5.700%	5.700%	100.000
	05/01/2049		520,000	5.700%	5.700%	100.000
	05/01/2050		555,000	5.700%	5.700%	100.000
	05/01/2051		585,000	5.700%	5.700%	100.000
	05/01/2052	843021 AX4	<u>620,000</u>	5.700%	5.700%	100.000
			3,240,000			
			<hr/>			
			8,915,000			
			<hr/>			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Dated Date	05/14/2026
Delivery Date	05/14/2026

Sources:

Bond Proceeds:	
Par Amount	8,915,000.00
Original Issue Discount	-17,128.80
<hr/>	
	8,897,871.20
<hr/> <hr/>	

Uses:

Project Fund Deposits:	
2026 Acquisition and Construction Account	7,909,051.16
Other Fund Deposits:	
2026 Reserve Account @ 50% of MADS	320,172.50
2026 Capitalized Interest Subact. Thru 11/1/2026	215,172.54
	<hr/> 535,345.04
Delivery Date Expenses:	
Cost of Issuance	275,175.00
Underwriter's Discount	178,300.00
	<hr/> 453,475.00
<hr/>	
	8,897,871.20
<hr/> <hr/>	

Exhibit E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			215,172.54	215,172.54
11/01/2027	180,000	4.000%	460,245.00	640,245.00
11/01/2028	185,000	4.000%	452,945.00	637,945.00
11/01/2029	195,000	4.000%	445,345.00	640,345.00
11/01/2030	200,000	4.000%	437,445.00	637,445.00
11/01/2031	210,000	4.000%	429,245.00	639,245.00
11/01/2032	220,000	4.400%	420,205.00	640,205.00
11/01/2033	225,000	4.400%	410,415.00	635,415.00
11/01/2034	240,000	4.400%	400,185.00	640,185.00
11/01/2035	250,000	4.400%	389,405.00	639,405.00
11/01/2036	260,000	4.400%	378,185.00	638,185.00
11/01/2037	275,000	5.350%	365,108.75	640,108.75
11/01/2038	285,000	5.350%	350,128.75	635,128.75
11/01/2039	305,000	5.350%	334,346.25	639,346.25
11/01/2040	320,000	5.350%	317,627.50	637,627.50
11/01/2041	340,000	5.350%	299,972.50	639,972.50
11/01/2042	355,000	5.350%	281,381.25	636,381.25
11/01/2043	375,000	5.350%	261,853.75	636,853.75
11/01/2044	395,000	5.350%	241,256.25	636,256.25
11/01/2045	420,000	5.350%	219,455.00	639,455.00
11/01/2046	440,000	5.350%	196,450.00	636,450.00
11/01/2047	465,000	5.700%	171,427.50	636,427.50
11/01/2048	495,000	5.700%	144,067.50	639,067.50
11/01/2049	520,000	5.700%	115,140.00	635,140.00
11/01/2050	555,000	5.700%	84,502.50	639,502.50
11/01/2051	585,000	5.700%	52,012.50	637,012.50
11/01/2052	620,000	5.700%	17,670.00	637,670.00
	8,915,000		7,891,192.54	16,806,192.54

Exhibit F

Form of Tenth Supplemental Indenture

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 SETTING FORTH THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5'S PROVISION OF THE 2026 CI PROJECT AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI ASSESSMENTS; ALLOCATING AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT IN CONNECTION WITH THE SERIES 2026 BONDS; AUTHORIZING A JOINDER TO A SUPPLEMENTAL TRUST INDENTURE RELATING TO THE 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF 2026 CI ASSESSMENTS LEVIED ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 3 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining a portion of the public infrastructure improvements serving the mixed-use development known as "Southern Grove" which is located co-terminus with the boundaries of the Districts (as hereinafter defined); and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022 (collectively, the "District Development Interlocal Agreement"), with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "Other Districts" and, together with the District, the "Districts"); and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have delegated to the Southern Grove Community Development District No. 5 (such district or other district hereinafter serving as the issuer district under the District Development Interlocal Agreement being referred to as the “Issuer District”) the authority to finance, refinance, acquire, construct/reconstruct, install, and own, on behalf of the Districts, Community Infrastructure (as defined in the District Development Interlocal Agreement) that benefits the assessable District Lands (as defined in the District Development Interlocal Agreement), regardless of where such lands are located within Southern Grove and, among other matters, enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have currently delegated to Southern Grove Community Development District No. 1 (such district or other district hereinafter serving as the administration district under the District Development Interlocal Agreement being referred to as the “Administration District”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the Issuer District, and to collect Community Infrastructure Assessments (as defined in the District Development Interlocal Agreement) relating to Community Infrastructure Bonds (as defined in the District Development Interlocal Agreement) issued by the Issuer District, and the Community O&M Infrastructure Maintenance Assessments relating to Community Infrastructure owned by or on behalf of the Other Districts; and

WHEREAS, the Districts have previously indicated their intention to undertake, install, establish, construct or acquire certain Community Infrastructure, and to finance such improvements through the issuance of Community Infrastructure Bonds by the Issuer District and the imposition of Community Infrastructure Assessments on benefitted assessable District Lands within the Districts in accordance with the terms of the District Development Interlocal Agreement, and have adopted various proceedings, including resolutions, relating to the imposition, levy, collection and enforcement of such Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors (the “Board”) of the District and the Boards of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on March 4, 2026 and April 3, 2026, as applicable, and Resolution No. 2026-27 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on May 6, 2026 (collectively, the “Master Assessment Proceedings”); and

WHEREAS, on June 30, 2026 the current Issuer District entered into that certain *Bond Purchase Agreement* between the Issuer District and MBS Capital Markets, LLC (the “Underwriter”), whereby the Issuer District has agreed to issue and sell its Southern Grove Community Development District No. 5 \$8,915,000 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “Series 2026 Bonds”) to the Underwriter; and

WHEREAS, a portion of the net proceeds from the sale of the Series 2026 Bonds will be used by the Issuer District to acquire a portion of the Community Infrastructure improvements (the “2026 CI Project”) as described in the hereinafter defined Supplemental Engineer’s Report; and

WHEREAS, in accordance with the master special assessment methodology adopted pursuant to the Master Assessment Proceedings (the “Master Special Assessment Methodology”), the Community Infrastructure Assessments to be levied and collected in order to secure the Series 2026 Bonds (the “2026 CI Assessments”) will be levied on assessable District Lands located within a portion of the boundaries of the District, the Issuer District, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (such assessed properties being designated later herein as the “2026 Assessment Area,” and such districts being referred to as the “2026 Assessment Area Districts”), all as described in the hereinafter defined Supplemental Assessment Report; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to that certain *Master Trust Indenture* dated December 17, 2014 (the “Master Indenture”), as supplemented by that certain *Tenth Supplemental Trust Indenture* dated as of May 1, 2026 (the “Tenth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each between the Issuer District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, pursuant to and consistent with the District Development Interlocal Agreement and the Master Assessment Proceedings, the District, as one of the 2026 Assessment Area Districts, desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the 2026 CI Assessments levied on assessable District Lands in its boundaries, the revenues from the collection of which, together with the revenues derived from the collection 2026 CI Assessments levied on assessable District Lands in the boundaries of the other 2026 Assessment Districts, will secure the Series 2026 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the District Development Interlocal Agreement, the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Proceedings.

SECTION 2. FINDINGS. The Board of Supervisors of the Southern Grove Community Development District No. 3 hereby finds and determines as follows:

(a) The District has previously adopted certain resolutions included in the Master Assessment Proceedings, which, among other things, equalized, approved, confirmed and levied the Community Infrastructure Assessments on all of the assessable District Lands within its

boundaries benefitting from the Community Infrastructure. The Master Assessment Proceedings provide that as each series of Community Infrastructure Bonds is issued by the Issuer District to fund all or any portion of the Community Infrastructure, a supplemental resolution would be adopted by the Districts with jurisdiction over the assessable District Lands to be subject to specific Community Infrastructure Assessments relating to such Community Infrastructure Bonds in order to set forth the specific terms of the applicable Community Infrastructure Bonds and certifying the amount of the lien of the Community Infrastructure Assessments, the revenues from the collection of which will secure any portion of such Community Infrastructure Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026, which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the portion of the Community Infrastructure comprising the "2026 CI Project," the acquisition of a portion of which is to be financed with the Series 2026 Bonds. The District hereby confirms that the 2026 CI Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby approved, adopted, and confirmed.

(c) The *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Special Assessment Methodology to the actual terms of the Series 2026 Bonds, identifies the 2026 CI Assessments to be levied in connection with the Series 2026 Bonds on the 2026 Assessment Area, and describes the 2026 Assessment Area, which includes certain of the assessable District Lands within the District. The Supplemental Assessment Report is hereby approved, adopted, and confirmed.

(d) The District hereby finds and determines that the 2026 CI Project will specially benefit the portion of the assessable District Lands in its boundaries that are included in the 2026 Assessment Area as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands located within the District that are included within the 2026 Assessment Area.

(e) The District acknowledges that it is appropriate for it to execute a joinder to the Tenth Supplemental Indenture to evidence the District's acceptance of its duties and obligations thereunder with respect to the portion of the 2026 CI Assessments levied on assessable District Lands in its boundaries.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. This Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the 2026 CI Assessments relating to the Series 2026 Bonds, levied and imposed by the applicable 2026 Assessment Area Districts upon the assessable District Lands in their respective boundaries comprising the 2026 Assessment Area, and which are to be collected and remitted to the Trustee by the District or by the Administration District on behalf of the District. The Series 2026 Bonds, in a par amount of \$8,915,000 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, 2052. 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 the 2026 CI Assessments on the 2026 Assessment Area shall be the outstanding principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual 2026 CI Assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2026 Bonds will be secured solely by the 2026 CI Pledged Revenues (as defined in the Tenth Supplemental Indenture).

SECTION 4. ALLOCATION AND COLLECTION OF 2026 CI ASSESSMENTS.

(a) The 2026 CI Assessments shall be allocated to assessable District Lands comprising the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the Master Special Assessment Methodology Report. The estimated costs of collection of the 2026 CI Assessments are as set forth in the Supplemental Assessment Report.

(b) The lien of the 2026 CI Assessments includes all assessable District Lands within the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, as identified in the assessment roll included in the Supplemental Assessment Report.

(c) Taking into account earnings on certain funds and accounts as set forth in the Indenture, the Administration District, on behalf of the 2026 Assessment Area Districts, including the District, shall begin annual collection of 2026 CI Assessments using the methods available to it by law in accordance with the requirements of the Indenture. Debt service payments relating to the 2026 Bonds, consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District acknowledges that the Administration District shall certify the 2026 CI Assessments levied and imposed upon the assessable District Lands in the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, for collection and directs staff of the District and the Administration District to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District Manager shall coordinate with the Administration District and the 2026 Assessment Area Districts to prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2026 CI Assessments and present same to the Board of the District, and the respective Boards of Supervisors of the other 2026 Assessment Area Districts and of the Administration District as required by law. The District Manager is further directed and authorized to coordinate with the Administration District and the 2026 Assessment Area Districts to take all actions necessary to collect any prepayments of debt as and when due and to collect 2026 CI Assessments using methods available to it authorized by Florida law in order to provide for the timely payment of debt service on the Series 2026 Bonds, subject in all respects to the terms and conditions of the Indenture applicable thereto.

SECTION 5. JOINDER TO TENTH SUPPLEMENTAL INDENTURE. In accordance with the District Development Interlocal Agreement and Chapters 170, 190, and 197, *Florida Statutes*, and other applicable law, the District hereby authorizes the execution of a joinder to the Tenth Supplemental Indenture in substantially the form attached hereto as **Exhibit F**, to (i) confirm and evidence the pledge and lien of the 2026 CI Assessments levied by the District on the portion of the 2026 Assessment Area located within the boundary of the District, (ii) authorize the collection and remittance of such 2026 CI Assessments in accordance with the terms of the Tenth Supplemental Indenture, and (iii) bind the District to those provisions of the Tenth Supplemental Indenture that are expressly applicable to the District.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the 2026 CI Assessments as reflected herein allocable to the portion of the assessable District Lands within the District constituting a portion of the 2026 Assessment Area shall be recorded by the Secretary of the District in the District's Improvement Lien Book. Such 2026 CI 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, the 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 the resolutions of the District included in the Master Assessment Proceedings, which remain in full force and effect, except to the extent reflected in such Master Assessment Proceedings with respect to resolutions that have been or amended and restated. Such resolutions and this Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All the 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 2026 CI Assessments, with respect to the 2026 CI Assessments, including with respect to the portion of such assessments levied on the portion of District Lands located within the District that are included within the 2026 Assessment Area, 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.

APPROVED and **ADOPTED** this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026

Exhibit B: *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 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 F: Form of Tenth Supplemental Indenture

Exhibit A

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

Exhibit B

Ninth Supplemental Assessment Methodology Report for 2026 Bonds, dated April 30, 2026

Exhibit C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2026 - Term Bond due 2031:						
	05/01/2027		180,000	4.000%	4.000%	100.000
	05/01/2028		185,000	4.000%	4.000%	100.000
	05/01/2029		195,000	4.000%	4.000%	100.000
	05/01/2030		200,000	4.000%	4.000%	100.000
	05/01/2031	843021 AU0	<u>210,000</u>	4.000%	4.000%	100.000
			970,000			
Series 2026 - Term Bond due 2036:						
	05/01/2032		220,000	4.400%	4.400%	100.000
	05/01/2033		225,000	4.400%	4.400%	100.000
	05/01/2034		240,000	4.400%	4.400%	100.000
	05/01/2035		250,000	4.400%	4.400%	100.000
	05/01/2036	843021 AV8	<u>260,000</u>	4.400%	4.400%	100.000
			1,195,000			
Series 2026 - Term Bond due 2046:						
	05/01/2037		275,000	5.350%	5.390%	99.512
	05/01/2038		285,000	5.350%	5.390%	99.512
	05/01/2039		305,000	5.350%	5.390%	99.512
	05/01/2040		320,000	5.350%	5.390%	99.512
	05/01/2041		340,000	5.350%	5.390%	99.512
	05/01/2042		355,000	5.350%	5.390%	99.512
	05/01/2043		375,000	5.350%	5.390%	99.512
	05/01/2044		395,000	5.350%	5.390%	99.512
	05/01/2045		420,000	5.350%	5.390%	99.512
	05/01/2046	843021 AW6	<u>440,000</u>	5.350%	5.390%	99.512
			3,510,000			
Series 2026 - Term Bond due 2052:						
	05/01/2047		465,000	5.700%	5.700%	100.000
	05/01/2048		495,000	5.700%	5.700%	100.000
	05/01/2049		520,000	5.700%	5.700%	100.000
	05/01/2050		555,000	5.700%	5.700%	100.000
	05/01/2051		585,000	5.700%	5.700%	100.000
	05/01/2052	843021 AX4	<u>620,000</u>	5.700%	5.700%	100.000
			3,240,000			
			<u>8,915,000</u>			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Dated Date	05/14/2026
Delivery Date	05/14/2026

Sources:

Bond Proceeds:	
Par Amount	8,915,000.00
Original Issue Discount	-17,128.80
	<hr/>
	8,897,871.20
	<hr/> <hr/>

Uses:

Project Fund Deposits:	
2026 Acquisition and Construction Account	7,909,051.16
Other Fund Deposits:	
2026 Reserve Account @ 50% of MADS	320,172.50
2026 Capitalized Interest Subact. Thru 11/1/2026	215,172.54
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Delivery Date Expenses:	
Cost of Issuance	275,175.00
Underwriter's Discount	178,300.00
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	453,475.00
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	8,897,871.20
	<hr/> <hr/>

Exhibit E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			215,172.54	215,172.54
11/01/2027	180,000	4.000%	460,245.00	640,245.00
11/01/2028	185,000	4.000%	452,945.00	637,945.00
11/01/2029	195,000	4.000%	445,345.00	640,345.00
11/01/2030	200,000	4.000%	437,445.00	637,445.00
11/01/2031	210,000	4.000%	429,245.00	639,245.00
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11/01/2035	250,000	4.400%	389,405.00	639,405.00
11/01/2036	260,000	4.400%	378,185.00	638,185.00
11/01/2037	275,000	5.350%	365,108.75	640,108.75
11/01/2038	285,000	5.350%	350,128.75	635,128.75
11/01/2039	305,000	5.350%	334,346.25	639,346.25
11/01/2040	320,000	5.350%	317,627.50	637,627.50
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11/01/2049	520,000	5.700%	115,140.00	635,140.00
11/01/2050	555,000	5.700%	84,502.50	639,502.50
11/01/2051	585,000	5.700%	52,012.50	637,012.50
11/01/2052	620,000	5.700%	17,670.00	637,670.00
	8,915,000		7,891,192.54	16,806,192.54

Exhibit F

Form of Tenth Supplemental Indenture

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SETTING FORTH THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING THE DISTRICT'S PROVISION OF THE 2026 CI ASSESSMENTS AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI PROJECT; ALLOCATING AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT IN CONNECTION WITH THE SERIES 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF 2026 CI ASSESSMENTS LEVIED ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 5 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining a portion of the public infrastructure improvements serving the mixed-use development known as "Southern Grove" which is located co-terminus with the boundaries of the Districts (as hereinafter defined); and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022 (collectively, the "District Development Interlocal Agreement"), with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time (collectively, the "Other Districts" and, together with the District, the "Districts"); and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts

have delegated to the District (such district or other district hereinafter serving as the issuer district under the District Development Interlocal Agreement being referred to as the “Issuer District”) the authority to finance, refinance, acquire, construct/reconstruct, install, and own, on behalf of the Districts, Community Infrastructure (as defined in the District Development Interlocal Agreement) that benefits the assessable District Lands (as defined in the District Development Interlocal Agreement), regardless of where such lands are located within Southern Grove and, among other matters, enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have currently delegated to Southern Grove Community Development District No. 1 (such district or other district hereinafter serving as the administration district under the District Development Interlocal Agreement being referred to as the “Administration District”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the Issuer District, and to collect Community Infrastructure Assessments (as defined in the District Development Interlocal Agreement) relating to Community Infrastructure Bonds (as defined in the District Development Interlocal Agreement) issued by the Issuer District, and the Community O&M Infrastructure Maintenance Assessments relating to Community Infrastructure owned by or on behalf of the Other Districts; and

WHEREAS, the Districts have previously indicated their intention to undertake, install, establish, construct or acquire certain Community Infrastructure, and to finance such improvements through the issuance of Community Infrastructure Bonds by the Issuer District and the imposition of Community Infrastructure Assessments on benefitted assessable District Lands within the Districts in accordance with the terms of the District Development Interlocal Agreement, and have adopted various proceedings, including resolutions, relating to the imposition, levy, collection and enforcement of such Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors (the “Board”) of the District and the Boards of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on March 4, 2026 and April 3, 2026, as applicable, and Resolution No. 2026-27 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on May 6, 2026 (collectively, the “Master Assessment Proceedings”); and

WHEREAS, on June 30, 2026, the District, as current Issuer District, entered into that certain *Bond Purchase Agreement*, with MBS Capital Markets, LLC (the “Underwriter”), whereby it has agreed to issue and sell its Southern Grove Community Development District No. 5 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “Series 2026 Bonds”) to the Underwriter; and

WHEREAS, a portion of the net proceeds from the sale of the Series 2026 Bonds will be used by the District to acquire a portion of the Community Infrastructure improvements (the “2026 CI Project”) as described in the hereinafter defined Supplemental Engineer’s Report; and

WHEREAS, in accordance with the master special assessment methodology adopted pursuant to the Master Assessment Proceedings (the “Master Special Assessment Methodology”), the Community Infrastructure Assessments to be levied and collected in order to secure the Series 2026 Bonds (the “2026 CI Assessments”) will be levied on assessable District Lands located within a portion of the boundaries of the District, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (such assessed properties being designated later herein as the “2026 Assessment Area,” and such districts being referred to as the “2026 Assessment Area Districts”), all as described in the hereinafter defined Supplemental Assessment Report; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to that certain *Master Trust Indenture* dated December 17, 2014 (the “Master Indenture”), as supplemented by that certain *Tenth Supplemental Trust Indenture* dated as of May 1, 2026 (the “Tenth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each between the Issuer District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, pursuant to and consistent with the District Development Interlocal Agreement and the Master Assessment Proceedings, the District, as the Issuer District and as one of the 2026 Assessment Area Districts, desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the 2026 CI Assessments, including those levied on assessable District Lands in its boundaries, the revenues from the collection of which, together with the revenues derived from the collection 2026 CI Assessments levied on assessable District Lands in the boundaries of the other 2026 Assessment Districts, will secure the Series 2026 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the District Development Interlocal Agreement, the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Proceedings.

SECTION 2. FINDINGS. The Board of Supervisors of the Southern Grove Community Development District No. 5 hereby finds and determines as follows:

(a) The District has previously adopted certain resolutions included in the Master Assessment Proceedings, which, among other things, equalized, approved, confirmed and levied the Community Infrastructure Assessments on all of the assessable District Lands within its boundaries benefitting from the Community Infrastructure. The Master Assessment Proceedings provide that as each series of Community Infrastructure Bonds is issued by the Issuer District to fund all or any portion of the Community Infrastructure, a supplemental resolution would be adopted by the Districts with jurisdiction over the assessable District Lands to be subject to specific Community Infrastructure Assessments relating to such Community Infrastructure Bonds in order to set forth the specific terms of the applicable Community Infrastructure Bonds and certifying the amount of the lien of the Community Infrastructure Assessments, the revenues from the collection of which will secure any portion of such Community Infrastructure Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026, which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the portion of the Community Infrastructure comprising the "2026 CI Project," the acquisition of a portion of which is to be financed with the Series 2026 Bonds. The District hereby confirms that the 2026 CI Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

(c) The *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Special Assessment Methodology to the actual terms of the Series 2026 Bonds, identifies the 2026 CI Assessments to be levied in connection with the Series 2026 Bonds on the 2026 Assessment Area, and describes the 2026 Assessment Area, which includes certain of the assessable District Lands within the District. 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 District hereby finds and determines that the 2026 CI Project will specially benefit the assessable District Lands that are included in the 2026 Assessment Area, including those that are located in its boundaries, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands, including those that are located within the District, that are included within the 2026 Assessment Area.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. This Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the 2026 CI Assessments relating to the Series 2026 Bonds, levied and imposed by the applicable 2026 Assessment Area Districts upon the assessable District Lands in their respective boundaries comprising the 2026 Assessment Area,

and which are to be collected and remitted to the Trustee by the District or by the Administration District on behalf of the District. The Series 2026 Bonds, in a par amount of \$8,915,000 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, 2052. 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 the 2026 CI Assessments on the 2026 Assessment Area shall be the outstanding principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual 2026 CI Assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2026 Bonds will be secured solely by the 2026 CI Pledged Revenues (as defined in the Tenth Supplemental Indenture).

SECTION 4. ALLOCATION AND COLLECTION OF 2026 CI ASSESSMENTS.

(a) The 2026 CI Assessments shall be allocated to assessable District Lands comprising the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the Master Special Assessment Methodology Report. The estimated costs of collection of the 2026 CI Assessments are as set forth in the Supplemental Assessment Report.

(b) The lien of the 2026 CI Assessments includes all assessable District Lands within the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, as identified in the assessment roll included in the Supplemental Assessment Report.

(c) Taking into account earnings on certain funds and accounts as set forth in the Indenture, the Administration District, on behalf of the 2026 Assessment Area Districts, including the District, shall begin annual collection of 2026 CI Assessments using the methods available to it by law in accordance with the requirements of the Indenture. Debt service payments relating to the 2026 Bonds, consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District acknowledges that the Administration District shall certify the 2026 CI Assessments levied and imposed upon the assessable District Lands in the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, for collection and directs staff of the District and the Administration District to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District Manager shall coordinate with the Administration District and the 2026 Assessment Area Districts to prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2026 CI Assessments and present same to the Board of the District, and the respective Boards of Supervisors of the other 2026 Assessment Area Districts and of the Administration District as required by law. The District Manager is further directed and authorized to coordinate with the Administration District and the 2026 Assessment

Area Districts to take all actions necessary to collect any prepayments of debt as and when due and to collect 2026 CI Assessments using methods available to it authorized by Florida law in order to provide for the timely payment of debt service on the Series 2026 Bonds, subject in all respects to the terms and conditions of the Indenture applicable thereto.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the 2026 CI Assessments as reflected herein allocable to the portion of the assessable District Lands within the District constituting a portion of the 2026 Assessment Area shall be recorded by the Secretary of the District in the District's Improvement Lien Book. Such 2026 CI 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, the District, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the resolutions of the District included in the Master Assessment Proceedings which remain in full force and effect, except to the extent reflected in such Master Assessment Proceedings which respect to resolutions that have been amended or amended and restated. Such resolutions and this Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All the District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of 2026 CI Assessments, with respect to the 2026 CI Assessments, including with respect to the portion of such assessments levied on the portion of District Lands located within the District that are included within the 2026 Assessment Area, in the Official Records of St. Lucie County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. 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 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Continued on Next Page]

APPROVED and **ADOPTED** this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026

Exhibit B: *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 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

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

Exhibit B

Ninth Supplemental Assessment Methodology Report for 2026 Bonds, dated April 30, 2026

Exhibit C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2026 - Term Bond due 2031:						
	05/01/2027		180,000	4.000%	4.000%	100.000
	05/01/2028		185,000	4.000%	4.000%	100.000
	05/01/2029		195,000	4.000%	4.000%	100.000
	05/01/2030		200,000	4.000%	4.000%	100.000
	05/01/2031	843021 AU0	<u>210,000</u>	4.000%	4.000%	100.000
			970,000			
Series 2026 - Term Bond due 2036:						
	05/01/2032		220,000	4.400%	4.400%	100.000
	05/01/2033		225,000	4.400%	4.400%	100.000
	05/01/2034		240,000	4.400%	4.400%	100.000
	05/01/2035		250,000	4.400%	4.400%	100.000
	05/01/2036	843021 AV8	<u>260,000</u>	4.400%	4.400%	100.000
			1,195,000			
Series 2026 - Term Bond due 2046:						
	05/01/2037		275,000	5.350%	5.390%	99.512
	05/01/2038		285,000	5.350%	5.390%	99.512
	05/01/2039		305,000	5.350%	5.390%	99.512
	05/01/2040		320,000	5.350%	5.390%	99.512
	05/01/2041		340,000	5.350%	5.390%	99.512
	05/01/2042		355,000	5.350%	5.390%	99.512
	05/01/2043		375,000	5.350%	5.390%	99.512
	05/01/2044		395,000	5.350%	5.390%	99.512
	05/01/2045		420,000	5.350%	5.390%	99.512
	05/01/2046	843021 AW6	<u>440,000</u>	5.350%	5.390%	99.512
			3,510,000			
Series 2026 - Term Bond due 2052:						
	05/01/2047		465,000	5.700%	5.700%	100.000
	05/01/2048		495,000	5.700%	5.700%	100.000
	05/01/2049		520,000	5.700%	5.700%	100.000
	05/01/2050		555,000	5.700%	5.700%	100.000
	05/01/2051		585,000	5.700%	5.700%	100.000
	05/01/2052	843021 AX4	<u>620,000</u>	5.700%	5.700%	100.000
			3,240,000			
			<u>8,915,000</u>			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Dated Date	05/14/2026
Delivery Date	05/14/2026

Sources:

Bond Proceeds:	
Par Amount	8,915,000.00
Original Issue Discount	-17,128.80
	<hr/>
	8,897,871.20

Uses:

Project Fund Deposits:	
2026 Acquisition and Construction Account	7,909,051.16
Other Fund Deposits:	
2026 Reserve Account @ 50% of MADS	320,172.50
2026 Capitalized Interest Subact. Thru 11/1/2026	<u>215,172.54</u>
	535,345.04
Delivery Date Expenses:	
Cost of Issuance	275,175.00
Underwriter's Discount	<u>178,300.00</u>
	453,475.00
	<hr/>
	8,897,871.20

Exhibit E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			215,172.54	215,172.54
11/01/2027	180,000	4.000%	460,245.00	640,245.00
11/01/2028	185,000	4.000%	452,945.00	637,945.00
11/01/2029	195,000	4.000%	445,345.00	640,345.00
11/01/2030	200,000	4.000%	437,445.00	637,445.00
11/01/2031	210,000	4.000%	429,245.00	639,245.00
11/01/2032	220,000	4.400%	420,205.00	640,205.00
11/01/2033	225,000	4.400%	410,415.00	635,415.00
11/01/2034	240,000	4.400%	400,185.00	640,185.00
11/01/2035	250,000	4.400%	389,405.00	639,405.00
11/01/2036	260,000	4.400%	378,185.00	638,185.00
11/01/2037	275,000	5.350%	365,108.75	640,108.75
11/01/2038	285,000	5.350%	350,128.75	635,128.75
11/01/2039	305,000	5.350%	334,346.25	639,346.25
11/01/2040	320,000	5.350%	317,627.50	637,627.50
11/01/2041	340,000	5.350%	299,972.50	639,972.50
11/01/2042	355,000	5.350%	281,381.25	636,381.25
11/01/2043	375,000	5.350%	261,853.75	636,853.75
11/01/2044	395,000	5.350%	241,256.25	636,256.25
11/01/2045	420,000	5.350%	219,455.00	639,455.00
11/01/2046	440,000	5.350%	196,450.00	636,450.00
11/01/2047	465,000	5.700%	171,427.50	636,427.50
11/01/2048	495,000	5.700%	144,067.50	639,067.50
11/01/2049	520,000	5.700%	115,140.00	635,140.00
11/01/2050	555,000	5.700%	84,502.50	639,502.50
11/01/2051	585,000	5.700%	52,012.50	637,012.50
11/01/2052	620,000	5.700%	17,670.00	637,670.00
	8,915,000		7,891,192.54	16,806,192.54

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 SETTING FORTH THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5'S PROVISION OF THE 2026 CI PROJECT AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI ASSESSMENTS; ALLOCATING AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT IN CONNECTION WITH THE SERIES 2026 BONDS; AUTHORIZING A JOINDER TO A SUPPLEMENTAL TRUST INDENTURE RELATING TO THE 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF 2026 CI ASSESSMENTS LEVIED ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 7 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining a portion of the public infrastructure improvements serving the mixed-use development known as "Southern Grove" which is located co-terminus with the boundaries of the Districts (as hereinafter defined); and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022 (collectively, the "District Development Interlocal Agreement"), with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time

(collectively, the “Other Districts” and, together with the District, the “Districts”); and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have delegated to the Southern Grove Community Development District No. 5 (such district or other district hereinafter serving as the issuer district under the District Development Interlocal Agreement being referred to as the “Issuer District”) the authority to finance, refinance, acquire, construct/reconstruct, install, and own, on behalf of the Districts, Community Infrastructure (as defined in the District Development Interlocal Agreement) that benefits the assessable District Lands (as defined in the District Development Interlocal Agreement), regardless of where such lands are located within Southern Grove and, among other matters, enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have currently delegated to Southern Grove Community Development District No. 1 (such district or other district hereinafter serving as the administration district under the District Development Interlocal Agreement being referred to as the “Administration District”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the Issuer District, and to collect Community Infrastructure Assessments (as defined in the District Development Interlocal Agreement) relating to Community Infrastructure Bonds (as defined in the District Development Interlocal Agreement) issued by the Issuer District, and the Community O&M Infrastructure Maintenance Assessments relating to Community Infrastructure owned by or on behalf of the Other Districts; and

WHEREAS, the Districts have previously indicated their intention to undertake, install, establish, construct or acquire certain Community Infrastructure, and to finance such improvements through the issuance of Community Infrastructure Bonds by the Issuer District and the imposition of Community Infrastructure Assessments on benefitted assessable District Lands within the Districts in accordance with the terms of the District Development Interlocal Agreement, and have adopted various proceedings, including resolutions, relating to the imposition, levy, collection and enforcement of such Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors (the “Board”) of the District and the Boards of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on March 4, 2026 and April 3, 2026, as applicable, and Resolution No. 2026-27 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on May 6, 2026 (collectively, the “Master Assessment Proceedings”); and

WHEREAS, on June 30, 2026 the current Issuer District entered into that certain *Bond Purchase Agreement* between the Issuer District and MBS Capital Markets, LLC (the

“Underwriter”), whereby the Issuer District has agreed to issue and sell its Southern Grove Community Development District No. 5 \$8,915,000 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “Series 2026 Bonds”) to the Underwriter; and

WHEREAS, a portion of the net proceeds from the sale of the Series 2026 Bonds will be used by the Issuer District to acquire a portion of the Community Infrastructure improvements (the “2026 CI Project”) as described in the hereinafter defined Supplemental Engineer’s Report; and

WHEREAS, in accordance with the master special assessment methodology adopted pursuant to the Master Assessment Proceedings (the “Master Special Assessment Methodology”), the Community Infrastructure Assessments to be levied and collected in order to secure the Series 2026 Bonds (the “2026 CI Assessments”) will be levied on assessable District Lands located within a portion of the boundaries of the District, the Issuer District, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (such assessed properties being designated later herein as the “2026 Assessment Area,” and such districts being referred to as the “2026 Assessment Area Districts”), all as described in the hereinafter defined Supplemental Assessment Report; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to that certain *Master Trust Indenture* dated December 17, 2014 (the “Master Indenture”), as supplemented by that certain *Tenth Supplemental Trust Indenture* dated as of May 1, 2026 (the “Tenth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each between the Issuer District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, pursuant to and consistent with the District Development Interlocal Agreement and the Master Assessment Proceedings, the District, as one of the 2026 Assessment Area Districts, desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the 2026 CI Assessments levied on assessable District Lands in its boundaries, the revenues from the collection of which, together with the revenues derived from the collection 2026 CI Assessments levied on assessable District Lands in the boundaries of the other 2026 Assessment Districts, will secure the Series 2026 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the District Development Interlocal Agreement, the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Proceedings.

SECTION 2. FINDINGS. The Board of Supervisors of the Southern Grove Community Development District No. 7 hereby finds and determines as follows:

(a) The District has previously adopted certain resolutions included in the Master Assessment Proceedings, which, among other things, equalized, approved, confirmed and levied the Community Infrastructure Assessments on all of the assessable District Lands within its boundaries benefitting from the Community Infrastructure. The Master Assessment Proceedings provide that as each series of Community Infrastructure Bonds is issued by the Issuer District to fund all or any portion of the Community Infrastructure, a supplemental resolution would be adopted by the Districts with jurisdiction over the assessable District Lands to be subject to specific Community Infrastructure Assessments relating to such Community Infrastructure Bonds in order to set forth the specific terms of the applicable Community Infrastructure Bonds and certifying the amount of the lien of the Community Infrastructure Assessments, the revenues from the collection of which will secure any portion of such Community Infrastructure Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026, which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the portion of the Community Infrastructure comprising the "2026 CI Project," the acquisition of a portion of which is to be financed with the Series 2026 Bonds. The District hereby confirms that the 2026 CI Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby approved, adopted, and confirmed.

(c) The *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Special Assessment Methodology to the actual terms of the Series 2026 Bonds, identifies the 2026 CI Assessments to be levied in connection with the Series 2026 Bonds on the 2026 Assessment Area, and describes the 2026 Assessment Area, which includes certain of the assessable District Lands within the District. The Supplemental Assessment Report is hereby approved, adopted, and confirmed.

(d) The District hereby finds and determines that the 2026 CI Project will specially benefit the portion of the assessable District Lands in its boundaries that are included in the 2026 Assessment Area as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands located within the District that are included within the 2026 Assessment Area.

(e) The District acknowledges that it is appropriate for it to execute a joinder to the Tenth Supplemental Indenture to evidence the District's acceptance of its duties and obligations thereunder with respect to the portion of the 2026 CI Assessments levied on assessable District Lands in its boundaries.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. This Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the 2026 CI Assessments relating to the Series 2026 Bonds, levied and imposed by the applicable 2026 Assessment Area Districts upon the assessable District Lands in their respective boundaries comprising the 2026 Assessment Area, and which are to be collected and remitted to the Trustee by the District or by the Administration District on behalf of the District. The Series 2026 Bonds, in a par amount of \$8,915,000 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, 2052. 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 the 2026 CI Assessments on the 2026 Assessment Area shall be the outstanding principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual 2026 CI Assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2026 Bonds will be secured solely by the 2026 CI Pledged Revenues (as defined in the Tenth Supplemental Indenture).

SECTION 4. ALLOCATION AND COLLECTION OF 2026 CI ASSESSMENTS.

(a) The 2026 CI Assessments shall be allocated to assessable District Lands comprising the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the Master Special Assessment Methodology Report. The estimated costs of collection of the 2026 CI Assessments are as set forth in the Supplemental Assessment Report.

(b) The lien of the 2026 CI Assessments includes all assessable District Lands within the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, as identified in the assessment roll included in the Supplemental Assessment Report.

(c) Taking into account earnings on certain funds and accounts as set forth in the Indenture, the Administration District, on behalf of the 2026 Assessment Area Districts, including the District, shall begin annual collection of 2026 CI Assessments using the methods available to it by law in accordance with the requirements of the Indenture. Debt service payments relating to the 2026 Bonds, consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District acknowledges that the Administration District shall certify the 2026 CI Assessments levied and imposed upon the assessable District Lands in the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, for collection and directs staff of the District and the Administration District to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District Manager shall coordinate with the Administration District and the

2026 Assessment Area Districts to prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2026 CI Assessments and present same to the Board of the District, and the respective Boards of Supervisors of the other 2026 Assessment Area Districts and of the Administration District as required by law. The District Manager is further directed and authorized to coordinate with the Administration District and the 2026 Assessment Area Districts to take all actions necessary to collect any prepayments of debt as and when due and to collect 2026 CI Assessments using methods available to it authorized by Florida law in order to provide for the timely payment of debt service on the Series 2026 Bonds, subject in all respects to the terms and conditions of the Indenture applicable thereto.

SECTION 5. JOINDER TO TENTH SUPPLEMENTAL INDENTURE. In accordance with the District Development Interlocal Agreement and Chapters 170, 190, and 197, *Florida Statutes*, and other applicable law, the District hereby authorizes the execution of a joinder to the Tenth Supplemental Indenture in substantially the form attached hereto as **Exhibit F**, to (i) confirm and evidence the pledge and lien of the 2026 CI Assessments levied by the District on the portion of the 2026 Assessment Area located within the boundary of the District, (ii) authorize the collection and remittance of such 2026 CI Assessments in accordance with the terms of the Tenth Supplemental Indenture, and (iii) bind the District to those provisions of the Tenth Supplemental Indenture that are expressly applicable to the District.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the 2026 CI Assessments as reflected herein allocable to the portion of the assessable District Lands within the District constituting a portion of the 2026 Assessment Area shall be recorded by the Secretary of the District in the District's Improvement Lien Book. Such 2026 CI 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, the 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 the resolutions of the District included in the Master Assessment Proceedings, which remain in full force and effect, except to the extent reflected in such Master Assessment Proceedings with respect to resolutions that have been or amended and restated. Such resolutions and this Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All the 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 2026 CI Assessments, with respect to the 2026 CI Assessments, including with respect to the portion of such assessments levied on the portion of District Lands located within the District that are included within the 2026 Assessment Area, 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.

APPROVED and **ADOPTED** this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026

Exhibit B: *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 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 F: Form of Tenth Supplemental Indenture

Exhibit A

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

Exhibit B

Ninth Supplemental Assessment Methodology Report for 2026 Bonds, dated April 30, 2026

Exhibit C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2026 - Term Bond due 2031:						
	05/01/2027		180,000	4.000%	4.000%	100.000
	05/01/2028		185,000	4.000%	4.000%	100.000
	05/01/2029		195,000	4.000%	4.000%	100.000
	05/01/2030		200,000	4.000%	4.000%	100.000
	05/01/2031	843021 AU0	<u>210,000</u>	4.000%	4.000%	100.000
			970,000			
Series 2026 - Term Bond due 2036:						
	05/01/2032		220,000	4.400%	4.400%	100.000
	05/01/2033		225,000	4.400%	4.400%	100.000
	05/01/2034		240,000	4.400%	4.400%	100.000
	05/01/2035		250,000	4.400%	4.400%	100.000
	05/01/2036	843021 AV8	<u>260,000</u>	4.400%	4.400%	100.000
			1,195,000			
Series 2026 - Term Bond due 2046:						
	05/01/2037		275,000	5.350%	5.390%	99.512
	05/01/2038		285,000	5.350%	5.390%	99.512
	05/01/2039		305,000	5.350%	5.390%	99.512
	05/01/2040		320,000	5.350%	5.390%	99.512
	05/01/2041		340,000	5.350%	5.390%	99.512
	05/01/2042		355,000	5.350%	5.390%	99.512
	05/01/2043		375,000	5.350%	5.390%	99.512
	05/01/2044		395,000	5.350%	5.390%	99.512
	05/01/2045		420,000	5.350%	5.390%	99.512
	05/01/2046	843021 AW6	<u>440,000</u>	5.350%	5.390%	99.512
			3,510,000			
Series 2026 - Term Bond due 2052:						
	05/01/2047		465,000	5.700%	5.700%	100.000
	05/01/2048		495,000	5.700%	5.700%	100.000
	05/01/2049		520,000	5.700%	5.700%	100.000
	05/01/2050		555,000	5.700%	5.700%	100.000
	05/01/2051		585,000	5.700%	5.700%	100.000
	05/01/2052	843021 AX4	<u>620,000</u>	5.700%	5.700%	100.000
			3,240,000			
			<u>8,915,000</u>			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Dated Date	05/14/2026
Delivery Date	05/14/2026

Sources:

Bond Proceeds:	
Par Amount	8,915,000.00
Original Issue Discount	-17,128.80
	<hr/>
	8,897,871.20

Uses:

Project Fund Deposits:	
2026 Acquisition and Construction Account	7,909,051.16
Other Fund Deposits:	
2026 Reserve Account @ 50% of MADS	320,172.50
2026 Capitalized Interest Subact. Thru 11/1/2026	215,172.54
	<hr/>
	535,345.04
Delivery Date Expenses:	
Cost of Issuance	275,175.00
Underwriter's Discount	178,300.00
	<hr/>
	453,475.00
	<hr/>
	8,897,871.20

Exhibit E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			215,172.54	215,172.54
11/01/2027	180,000	4.000%	460,245.00	640,245.00
11/01/2028	185,000	4.000%	452,945.00	637,945.00
11/01/2029	195,000	4.000%	445,345.00	640,345.00
11/01/2030	200,000	4.000%	437,445.00	637,445.00
11/01/2031	210,000	4.000%	429,245.00	639,245.00
11/01/2032	220,000	4.400%	420,205.00	640,205.00
11/01/2033	225,000	4.400%	410,415.00	635,415.00
11/01/2034	240,000	4.400%	400,185.00	640,185.00
11/01/2035	250,000	4.400%	389,405.00	639,405.00
11/01/2036	260,000	4.400%	378,185.00	638,185.00
11/01/2037	275,000	5.350%	365,108.75	640,108.75
11/01/2038	285,000	5.350%	350,128.75	635,128.75
11/01/2039	305,000	5.350%	334,346.25	639,346.25
11/01/2040	320,000	5.350%	317,627.50	637,627.50
11/01/2041	340,000	5.350%	299,972.50	639,972.50
11/01/2042	355,000	5.350%	281,381.25	636,381.25
11/01/2043	375,000	5.350%	261,853.75	636,853.75
11/01/2044	395,000	5.350%	241,256.25	636,256.25
11/01/2045	420,000	5.350%	219,455.00	639,455.00
11/01/2046	440,000	5.350%	196,450.00	636,450.00
11/01/2047	465,000	5.700%	171,427.50	636,427.50
11/01/2048	495,000	5.700%	144,067.50	639,067.50
11/01/2049	520,000	5.700%	115,140.00	635,140.00
11/01/2050	555,000	5.700%	84,502.50	639,502.50
11/01/2051	585,000	5.700%	52,012.50	637,012.50
11/01/2052	620,000	5.700%	17,670.00	637,670.00
	8,915,000		7,891,192.54	16,806,192.54

Exhibit F

Form of Tenth Supplemental Indenture

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 SETTING FORTH THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5'S PROVISION OF THE 2026 CI PROJECT AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI ASSESSMENTS; ALLOCATING AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT IN CONNECTION WITH THE SERIES 2026 BONDS; AUTHORIZING A JOINDER TO A SUPPLEMENTAL TRUST INDENTURE RELATING TO THE 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF 2026 CI ASSESSMENTS LEVIED ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 9 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining a portion of the public infrastructure improvements serving the mixed-use development known as "Southern Grove" which is located co-terminus with the boundaries of the Districts (as hereinafter defined); and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022 (collectively, the "District Development Interlocal Agreement"), with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, and Southern Grove Community Development District No. 10, as may be further amended or supplemented from time to time

(collectively, the “Other Districts” and, together with the District, the “Districts”); and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have delegated to the Southern Grove Community Development District No. 5 (such district or other district hereinafter serving as the issuer district under the District Development Interlocal Agreement being referred to as the “Issuer District”) the authority to finance, refinance, acquire, construct/reconstruct, install, and own, on behalf of the Districts, Community Infrastructure (as defined in the District Development Interlocal Agreement) that benefits the assessable District Lands (as defined in the District Development Interlocal Agreement), regardless of where such lands are located within Southern Grove and, among other matters, enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have currently delegated to Southern Grove Community Development District No. 1 (such district or other district hereinafter serving as the administration district under the District Development Interlocal Agreement being referred to as the “Administration District”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the Issuer District, and to collect Community Infrastructure Assessments (as defined in the District Development Interlocal Agreement) relating to Community Infrastructure Bonds (as defined in the District Development Interlocal Agreement) issued by the Issuer District, and the Community O&M Infrastructure Maintenance Assessments relating to Community Infrastructure owned by or on behalf of the Other Districts; and

WHEREAS, the Districts have previously indicated their intention to undertake, install, establish, construct or acquire certain Community Infrastructure, and to finance such improvements through the issuance of Community Infrastructure Bonds by the Issuer District and the imposition of Community Infrastructure Assessments on benefitted assessable District Lands within the Districts in accordance with the terms of the District Development Interlocal Agreement, and have adopted various proceedings, including resolutions, relating to the imposition, levy, collection and enforcement of such Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors (the “Board”) of the District and the Boards of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on March 4, 2026 and April 3, 2026, as applicable, and Resolution No. 2026-27 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on May 6, 2026 (collectively, the “Master Assessment Proceedings”); and

WHEREAS, on June 30, 2026 the current Issuer District entered into that certain *Bond Purchase Agreement* between the Issuer District and MBS Capital Markets, LLC (the

“Underwriter”), whereby the Issuer District has agreed to issue and sell its Southern Grove Community Development District No. 5 \$8,915,000 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “Series 2026 Bonds”) to the Underwriter; and

WHEREAS, a portion of the net proceeds from the sale of the Series 2026 Bonds will be used by the Issuer District to acquire a portion of the Community Infrastructure improvements (the “2026 CI Project”) as described in the hereinafter defined Supplemental Engineer’s Report; and

WHEREAS, in accordance with the master special assessment methodology adopted pursuant to the Master Assessment Proceedings (the “Master Special Assessment Methodology”), the Community Infrastructure Assessments to be levied and collected in order to secure the Series 2026 Bonds (the “2026 CI Assessments”) will be levied on assessable District Lands located within a portion of the boundaries of the District, the Issuer District, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 7, and Southern Grove Community Development District No. 10 (such assessed properties being designated later herein as the “2026 Assessment Area,” and such districts being referred to as the “2026 Assessment Area Districts”), all as described in the hereinafter defined Supplemental Assessment Report; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to that certain *Master Trust Indenture* dated December 17, 2014 (the “Master Indenture”), as supplemented by that certain *Tenth Supplemental Trust Indenture* dated as of May 1, 2026 (the “Tenth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each between the Issuer District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, pursuant to and consistent with the District Development Interlocal Agreement and the Master Assessment Proceedings, the District, as one of the 2026 Assessment Area Districts, desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the 2026 CI Assessments levied on assessable District Lands in its boundaries, the revenues from the collection of which, together with the revenues derived from the collection 2026 CI Assessments levied on assessable District Lands in the boundaries of the other 2026 Assessment Districts, will secure the Series 2026 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the District Development Interlocal Agreement, the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Proceedings.

SECTION 2. FINDINGS. The Board of Supervisors of the Southern Grove Community Development District No. 9 hereby finds and determines as follows:

(a) The District has previously adopted certain resolutions included in the Master Assessment Proceedings, which, among other things, equalized, approved, confirmed and levied the Community Infrastructure Assessments on all of the assessable District Lands within its boundaries benefitting from the Community Infrastructure. The Master Assessment Proceedings provide that as each series of Community Infrastructure Bonds is issued by the Issuer District to fund all or any portion of the Community Infrastructure, a supplemental resolution would be adopted by the Districts with jurisdiction over the assessable District Lands to be subject to specific Community Infrastructure Assessments relating to such Community Infrastructure Bonds in order to set forth the specific terms of the applicable Community Infrastructure Bonds and certifying the amount of the lien of the Community Infrastructure Assessments, the revenues from the collection of which will secure any portion of such Community Infrastructure Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026, which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the portion of the Community Infrastructure comprising the "2026 CI Project," the acquisition of a portion of which is to be financed with the Series 2026 Bonds. The District hereby confirms that the 2026 CI Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby approved, adopted, and confirmed.

(c) The *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Special Assessment Methodology to the actual terms of the Series 2026 Bonds, identifies the 2026 CI Assessments to be levied in connection with the Series 2026 Bonds on the 2026 Assessment Area, and describes the 2026 Assessment Area, which includes certain of the assessable District Lands within the District. The Supplemental Assessment Report is hereby approved, adopted, and confirmed.

(d) The District hereby finds and determines that the 2026 CI Project will specially benefit the portion of the assessable District Lands in its boundaries that are included in the 2026 Assessment Area as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands located within the District that are included within the 2026 Assessment Area.

(e) The District acknowledges that it is appropriate for it to execute a joinder to the Tenth Supplemental Indenture to evidence the District's acceptance of its duties and obligations thereunder with respect to the portion of the 2026 CI Assessments levied on assessable District Lands in its boundaries.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. This Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the 2026 CI Assessments relating to the Series 2026 Bonds, levied and imposed by the applicable 2026 Assessment Area Districts upon the assessable District Lands in their respective boundaries comprising the 2026 Assessment Area, and which are to be collected and remitted to the Trustee by the District or by the Administration District on behalf of the District. The Series 2026 Bonds, in a par amount of \$8,915,000 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, 2052. 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 the 2026 CI Assessments on the 2026 Assessment Area shall be the outstanding principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual 2026 CI Assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2026 Bonds will be secured solely by the 2026 CI Pledged Revenues (as defined in the Tenth Supplemental Indenture).

SECTION 4. ALLOCATION AND COLLECTION OF 2026 CI ASSESSMENTS.

(a) The 2026 CI Assessments shall be allocated to assessable District Lands comprising the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the Master Special Assessment Methodology Report. The estimated costs of collection of the 2026 CI Assessments are as set forth in the Supplemental Assessment Report.

(b) The lien of the 2026 CI Assessments includes all assessable District Lands within the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, as identified in the assessment roll included in the Supplemental Assessment Report.

(c) Taking into account earnings on certain funds and accounts as set forth in the Indenture, the Administration District, on behalf of the 2026 Assessment Area Districts, including the District, shall begin annual collection of 2026 CI Assessments using the methods available to it by law in accordance with the requirements of the Indenture. Debt service payments relating to the 2026 Bonds, consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District acknowledges that the Administration District shall certify the 2026 CI Assessments levied and imposed upon the assessable District Lands in the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, for collection and directs staff of the District and the Administration District to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida

law for collection. The District Manager shall coordinate with the Administration District and the 2026 Assessment Area Districts to prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2026 CI Assessments and present same to the Board of the District, and the respective Boards of Supervisors of the other 2026 Assessment Area Districts and of the Administration District as required by law. The District Manager is further directed and authorized to coordinate with the Administration District and the 2026 Assessment Area Districts to take all actions necessary to collect any prepayments of debt as and when due and to collect 2026 CI Assessments using methods available to it authorized by Florida law in order to provide for the timely payment of debt service on the Series 2026 Bonds, subject in all respects to the terms and conditions of the Indenture applicable thereto.

SECTION 5. JOINDER TO TENTH SUPPLEMENTAL INDENTURE. In accordance with the District Development Interlocal Agreement and Chapters 170, 190, and 197, *Florida Statutes*, and other applicable law, the District hereby authorizes the execution of a joinder to the Tenth Supplemental Indenture in substantially the form attached hereto as **Exhibit F**, to (i) confirm and evidence the pledge and lien of the 2026 CI Assessments levied by the District on the portion of the 2026 Assessment Area located within the boundary of the District, (ii) authorize the collection and remittance of such 2026 CI Assessments in accordance with the terms of the Tenth Supplemental Indenture, and (iii) bind the District to those provisions of the Tenth Supplemental Indenture that are expressly applicable to the District.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the 2026 CI Assessments as reflected herein allocable to the portion of the assessable District Lands within the District constituting a portion of the 2026 Assessment Area shall be recorded by the Secretary of the District in the District's Improvement Lien Book. Such 2026 CI 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, the 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 the resolutions of the District included in the Master Assessment Proceedings, which remain in full force and effect, except to the extent reflected in such Master Assessment Proceedings with respect to resolutions that have been or amended and restated. Such resolutions and this Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All the 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 2026 CI Assessments, with respect to the 2026 CI Assessments, including with respect to the portion of such assessments levied on the portion of District Lands located

within the District that are included within the 2026 Assessment Area, 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.

APPROVED and **ADOPTED** this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026

Exhibit B: *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 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 F: Form of Tenth Supplemental Indenture

Exhibit A

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

Exhibit B

Ninth Supplemental Assessment Methodology Report for 2026 Bonds, dated April 30, 2026

Exhibit C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2026 - Term Bond due 2031:						
	05/01/2027		180,000	4.000%	4.000%	100.000
	05/01/2028		185,000	4.000%	4.000%	100.000
	05/01/2029		195,000	4.000%	4.000%	100.000
	05/01/2030		200,000	4.000%	4.000%	100.000
	05/01/2031	843021 AU0	<u>210,000</u>	4.000%	4.000%	100.000
			970,000			
Series 2026 - Term Bond due 2036:						
	05/01/2032		220,000	4.400%	4.400%	100.000
	05/01/2033		225,000	4.400%	4.400%	100.000
	05/01/2034		240,000	4.400%	4.400%	100.000
	05/01/2035		250,000	4.400%	4.400%	100.000
	05/01/2036	843021 AV8	<u>260,000</u>	4.400%	4.400%	100.000
			1,195,000			
Series 2026 - Term Bond due 2046:						
	05/01/2037		275,000	5.350%	5.390%	99.512
	05/01/2038		285,000	5.350%	5.390%	99.512
	05/01/2039		305,000	5.350%	5.390%	99.512
	05/01/2040		320,000	5.350%	5.390%	99.512
	05/01/2041		340,000	5.350%	5.390%	99.512
	05/01/2042		355,000	5.350%	5.390%	99.512
	05/01/2043		375,000	5.350%	5.390%	99.512
	05/01/2044		395,000	5.350%	5.390%	99.512
	05/01/2045		420,000	5.350%	5.390%	99.512
	05/01/2046	843021 AW6	<u>440,000</u>	5.350%	5.390%	99.512
			3,510,000			
Series 2026 - Term Bond due 2052:						
	05/01/2047		465,000	5.700%	5.700%	100.000
	05/01/2048		495,000	5.700%	5.700%	100.000
	05/01/2049		520,000	5.700%	5.700%	100.000
	05/01/2050		555,000	5.700%	5.700%	100.000
	05/01/2051		585,000	5.700%	5.700%	100.000
	05/01/2052	843021 AX4	<u>620,000</u>	5.700%	5.700%	100.000
			3,240,000			
			<u>8,915,000</u>			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Dated Date 05/14/2026
Delivery Date 05/14/2026

Sources:

Bond Proceeds:	
Par Amount	8,915,000.00
Original Issue Discount	-17,128.80
	<hr/>
	8,897,871.20
	<hr/> <hr/>

Uses:

Project Fund Deposits:	
2026 Acquisition and Construction Account	7,909,051.16
Other Fund Deposits:	
2026 Reserve Account @ 50% of MADS	320,172.50
2026 Capitalized Interest Subact. Thru 11/1/2026	215,172.54
	<hr/>
	535,345.04
Delivery Date Expenses:	
Cost of Issuance	275,175.00
Underwriter's Discount	178,300.00
	<hr/>
	453,475.00
	<hr/> <hr/>
	8,897,871.20
	<hr/> <hr/>

Exhibit E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			215,172.54	215,172.54
11/01/2027	180,000	4.000%	460,245.00	640,245.00
11/01/2028	185,000	4.000%	452,945.00	637,945.00
11/01/2029	195,000	4.000%	445,345.00	640,345.00
11/01/2030	200,000	4.000%	437,445.00	637,445.00
11/01/2031	210,000	4.000%	429,245.00	639,245.00
11/01/2032	220,000	4.400%	420,205.00	640,205.00
11/01/2033	225,000	4.400%	410,415.00	635,415.00
11/01/2034	240,000	4.400%	400,185.00	640,185.00
11/01/2035	250,000	4.400%	389,405.00	639,405.00
11/01/2036	260,000	4.400%	378,185.00	638,185.00
11/01/2037	275,000	5.350%	365,108.75	640,108.75
11/01/2038	285,000	5.350%	350,128.75	635,128.75
11/01/2039	305,000	5.350%	334,346.25	639,346.25
11/01/2040	320,000	5.350%	317,627.50	637,627.50
11/01/2041	340,000	5.350%	299,972.50	639,972.50
11/01/2042	355,000	5.350%	281,381.25	636,381.25
11/01/2043	375,000	5.350%	261,853.75	636,853.75
11/01/2044	395,000	5.350%	241,256.25	636,256.25
11/01/2045	420,000	5.350%	219,455.00	639,455.00
11/01/2046	440,000	5.350%	196,450.00	636,450.00
11/01/2047	465,000	5.700%	171,427.50	636,427.50
11/01/2048	495,000	5.700%	144,067.50	639,067.50
11/01/2049	520,000	5.700%	115,140.00	635,140.00
11/01/2050	555,000	5.700%	84,502.50	639,502.50
11/01/2051	585,000	5.700%	52,012.50	637,012.50
11/01/2052	620,000	5.700%	17,670.00	637,670.00
	8,915,000		7,891,192.54	16,806,192.54

Exhibit F

Form of Tenth Supplemental Indenture

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 SETTING FORTH THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5'S PROVISION OF THE 2026 CI PROJECT AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI ASSESSMENTS; ALLOCATING AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT IN CONNECTION WITH THE SERIES 2026 BONDS; AUTHORIZING A JOINDER TO A SUPPLEMENTAL TRUST INDENTURE RELATING TO THE 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF 2026 CI ASSESSMENTS LEVIED ON ASSESSABLE DISTRICT LANDS IN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Southern Grove Community Development District No. 10 (the "District") was established pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, installing, operating, and maintaining a portion of the public infrastructure improvements serving the mixed-use development known as "Southern Grove" which is located co-terminus with the boundaries of the Districts (as hereinafter defined); and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement* dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement* dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement* dated December 7, 2022 (collectively, the "District Development Interlocal Agreement"), with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, and Southern Grove Community Development District No. 9, as may be further amended or supplemented from time to time

(collectively, the “Other Districts” and, together with the District, the “Districts”); and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have delegated to the Southern Grove Community Development District No. 5 (such district or other district hereinafter serving as the issuer district under the District Development Interlocal Agreement being referred to as the “Issuer District”) the authority to finance, refinance, acquire, construct/reconstruct, install, and own, on behalf of the Districts, Community Infrastructure (as defined in the District Development Interlocal Agreement) that benefits the assessable District Lands (as defined in the District Development Interlocal Agreement), regardless of where such lands are located within Southern Grove and, among other matters, enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Development Interlocal Agreement, the Districts have currently delegated to Southern Grove Community Development District No. 1 (such district or other district hereinafter serving as the administration district under the District Development Interlocal Agreement being referred to as the “Administration District”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the Issuer District, and to collect Community Infrastructure Assessments (as defined in the District Development Interlocal Agreement) relating to Community Infrastructure Bonds (as defined in the District Development Interlocal Agreement) issued by the Issuer District, and the Community O&M Infrastructure Maintenance Assessments relating to Community Infrastructure owned by or on behalf of the Other Districts; and

WHEREAS, the Districts have previously indicated their intention to undertake, install, establish, construct or acquire certain Community Infrastructure, and to finance such improvements through the issuance of Community Infrastructure Bonds by the Issuer District and the imposition of Community Infrastructure Assessments on benefitted assessable District Lands within the Districts in accordance with the terms of the District Development Interlocal Agreement, and have adopted various proceedings, including resolutions, relating to the imposition, levy, collection and enforcement of such Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors (the “Board”) of the District and the Boards of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board of the District and the Boards of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on March 4, 2026 and April 3, 2026, as applicable, and Resolution No. 2026-27 adopted by the Board of the District and the Boards of Supervisors of the Other Districts on May 6, 2026 (collectively, the “Master Assessment Proceedings”); and

WHEREAS, on June 30, 2026, the current Issuer District entered into that certain *Bond Purchase Agreement* between the Issuer District and MBS Capital Markets, LLC (the

“Underwriter”), whereby the Issuer District has agreed to issue and sell its Southern Grove Community Development District No. 5 \$8,915,000 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “Series 2026 Bonds”) to the Underwriter; and

WHEREAS, a portion of the net proceeds from the sale of the Series 2026 Bonds will be used by the Issuer District to acquire a portion of the Community Infrastructure improvements (the “2026 CI Project”) as described in the hereinafter defined Supplemental Engineer’s Report; and

WHEREAS, in accordance with the master special assessment methodology adopted pursuant to the Master Assessment Proceedings (the “Master Special Assessment Methodology”), the Community Infrastructure Assessments to be levied and collected in order to secure the Series 2026 Bonds (the “2026 CI Assessments”) will be levied on assessable District Lands located within a portion of the boundaries of the District, the Issuer District, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 7, and Southern Grove Community Development District No. 9 (such assessed properties being designated later herein as the “2026 Assessment Area,” and such districts being referred to as the “2026 Assessment Area Districts”), all as described in the hereinafter defined Supplemental Assessment Report; and

WHEREAS, the Series 2026 Bonds will be issued pursuant to that certain *Master Trust Indenture* dated December 17, 2014 (the “Master Indenture”), as supplemented by that certain *Tenth Supplemental Trust Indenture* dated as of May 1, 2026 (the “Tenth Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each between the Issuer District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, pursuant to and consistent with the District Development Interlocal Agreement and the Master Assessment Proceedings, the District, as one of the 2026 Assessment Area Districts, desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the 2026 CI Assessments levied on assessable District Lands in its boundaries, the revenues from the collection of which, together with the revenues derived from the collection 2026 CI Assessments levied on assessable District Lands in the boundaries of the other 2026 Assessment Districts, will secure the Series 2026 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the District Development Interlocal Agreement, the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Proceedings.

SECTION 2. FINDINGS. The Board of Supervisors of the Southern Grove Community Development District No. 10 hereby finds and determines as follows:

(a) The District has previously adopted certain resolutions included in the Master Assessment Proceedings, which, among other things, equalized, approved, confirmed and levied the Community Infrastructure Assessments on all of the assessable District Lands within its boundaries benefitting from the Community Infrastructure. The Master Assessment Proceedings provide that as each series of Community Infrastructure Bonds is issued by the Issuer District to fund all or any portion of the Community Infrastructure, a supplemental resolution would be adopted by the Districts with jurisdiction over the assessable District Lands to be subject to specific Community Infrastructure Assessments relating to such Community Infrastructure Bonds in order to set forth the specific terms of the applicable Community Infrastructure Bonds and certifying the amount of the lien of the Community Infrastructure Assessments, the revenues from the collection of which will secure any portion of such Community Infrastructure Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026, which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the portion of the Community Infrastructure comprising the "2026 CI Project," the acquisition of a portion of which is to be financed with the Series 2026 Bonds. The District hereby confirms that the 2026 CI Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby approved, adopted, and confirmed.

(c) The *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Special Assessment Methodology to the actual terms of the Series 2026 Bonds, identifies the 2026 CI Assessments to be levied in connection with the Series 2026 Bonds on the 2026 Assessment Area, and describes the 2026 Assessment Area, which includes certain of the assessable District Lands within the District. The Supplemental Assessment Report is hereby approved, adopted, and confirmed.

(d) The District hereby finds and determines that the 2026 CI Project will specially benefit the portion of the assessable District Lands in its boundaries that are included in the 2026 Assessment Area as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2026 CI Project financed, in part, with the Series 2026 Bonds to the specially benefited assessable District Lands located within the District that are included within the 2026 Assessment Area.

(e) The District acknowledges that it is appropriate for it to execute a joinder to the Tenth Supplemental Indenture to evidence the District's acceptance of its duties and obligations thereunder with respect to the portion of the 2026 CI Assessments levied on assessable District Lands in its boundaries.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS. This Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the 2026 CI Assessments relating to the Series 2026 Bonds, levied and imposed by the applicable 2026 Assessment Area Districts upon the assessable District Lands in their respective boundaries comprising the 2026 Assessment Area, and which are to be collected and remitted to the Trustee by the District or by the Administration District on behalf of the District. The Series 2026 Bonds, in a par amount of \$8,915,000 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, 2052. 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 the 2026 CI Assessments on the 2026 Assessment Area shall be the outstanding principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual 2026 CI Assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2026 Bonds will be secured solely by the 2026 CI Pledged Revenues (as defined in the Tenth Supplemental Indenture).

SECTION 4. ALLOCATION AND COLLECTION OF 2026 CI ASSESSMENTS.

(a) The 2026 CI Assessments shall be allocated to assessable District Lands comprising the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the Master Special Assessment Methodology Report. The estimated costs of collection of the 2026 CI Assessments are as set forth in the Supplemental Assessment Report.

(b) The lien of the 2026 CI Assessments includes all assessable District Lands within the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, as identified in the assessment roll included in the Supplemental Assessment Report.

(c) Taking into account earnings on certain funds and accounts as set forth in the Indenture, the Administration District, on behalf of the 2026 Assessment Area Districts, including the District, shall begin annual collection of 2026 CI Assessments using the methods available to it by law in accordance with the requirements of the Indenture. Debt service payments relating to the 2026 Bonds, consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District acknowledges that the Administration District shall certify the 2026 CI Assessments levied and imposed upon the assessable District Lands in the 2026 Assessment Area, including the portion of the 2026 Assessment Area located within the boundary of the District, for collection and directs staff of the District and the Administration District to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District Manager shall coordinate with the Administration District and the

2026 Assessment Area Districts to prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the 2026 CI Assessments and present same to the Board of the District, and the respective Boards of Supervisors of the other 2026 Assessment Area Districts and of the Administration District as required by law. The District Manager is further directed and authorized to coordinate with the Administration District and the 2026 Assessment Area Districts to take all actions necessary to collect any prepayments of debt as and when due and to collect 2026 CI Assessments using methods available to it authorized by Florida law in order to provide for the timely payment of debt service on the Series 2026 Bonds, subject in all respects to the terms and conditions of the Indenture applicable thereto.

SECTION 5. JOINDER TO TENTH SUPPLEMENTAL INDENTURE. In accordance with the District Development Interlocal Agreement and Chapters 170, 190, and 197, *Florida Statutes*, and other applicable law, the District hereby authorizes the execution of a joinder to the Tenth Supplemental Indenture in substantially the form attached hereto as **Exhibit F**, to (i) confirm and evidence the pledge and lien of the 2026 CI Assessments levied by the District on the portion of the 2026 Assessment Area located within the boundary of the District, (ii) authorize the collection and remittance of such 2026 CI Assessments in accordance with the terms of the Tenth Supplemental Indenture, and (iii) bind the District to those provisions of the Tenth Supplemental Indenture that are expressly applicable to the District.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the 2026 CI Assessments as reflected herein allocable to the portion of the assessable District Lands within the District constituting a portion of the 2026 Assessment Area shall be recorded by the Secretary of the District in the District's Improvement Lien Book. Such 2026 CI 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, the 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 the resolutions of the District included in the Master Assessment Proceedings, which remain in full force and effect, except to the extent reflected in such Master Assessment Proceedings with respect to resolutions that have been or amended and restated. Such resolutions and this Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All the 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 2026 CI Assessments, with respect to the 2026 CI Assessments, including with respect to the portion of such assessments levied on the portion of District Lands located within the District that are included within the 2026 Assessment Area, 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.

APPROVED and **ADOPTED** this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds* dated April 9, 2026

Exhibit B: *Ninth Supplemental Assessment Methodology Report for 2026 Bonds*, dated April 30, 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 F: Form of Tenth Supplemental Indenture

Exhibit A

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

Exhibit B

Ninth Supplemental Assessment Methodology Report for 2026 Bonds, dated April 30, 2026

Exhibit C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2026 - Term Bond due 2031:						
	05/01/2027		180,000	4.000%	4.000%	100.000
	05/01/2028		185,000	4.000%	4.000%	100.000
	05/01/2029		195,000	4.000%	4.000%	100.000
	05/01/2030		200,000	4.000%	4.000%	100.000
	05/01/2031	843021 AU0	<u>210,000</u>	4.000%	4.000%	100.000
			970,000			
Series 2026 - Term Bond due 2036:						
	05/01/2032		220,000	4.400%	4.400%	100.000
	05/01/2033		225,000	4.400%	4.400%	100.000
	05/01/2034		240,000	4.400%	4.400%	100.000
	05/01/2035		250,000	4.400%	4.400%	100.000
	05/01/2036	843021 AV8	<u>260,000</u>	4.400%	4.400%	100.000
			1,195,000			
Series 2026 - Term Bond due 2046:						
	05/01/2037		275,000	5.350%	5.390%	99.512
	05/01/2038		285,000	5.350%	5.390%	99.512
	05/01/2039		305,000	5.350%	5.390%	99.512
	05/01/2040		320,000	5.350%	5.390%	99.512
	05/01/2041		340,000	5.350%	5.390%	99.512
	05/01/2042		355,000	5.350%	5.390%	99.512
	05/01/2043		375,000	5.350%	5.390%	99.512
	05/01/2044		395,000	5.350%	5.390%	99.512
	05/01/2045		420,000	5.350%	5.390%	99.512
	05/01/2046	843021 AW6	<u>440,000</u>	5.350%	5.390%	99.512
			3,510,000			
Series 2026 - Term Bond due 2052:						
	05/01/2047		465,000	5.700%	5.700%	100.000
	05/01/2048		495,000	5.700%	5.700%	100.000
	05/01/2049		520,000	5.700%	5.700%	100.000
	05/01/2050		555,000	5.700%	5.700%	100.000
	05/01/2051		585,000	5.700%	5.700%	100.000
	05/01/2052	843021 AX4	<u>620,000</u>	5.700%	5.700%	100.000
			3,240,000			
			<u>8,915,000</u>			

Exhibit D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Dated Date 05/14/2026
Delivery Date 05/14/2026

Sources:

Bond Proceeds:	
Par Amount	8,915,000.00
Original Issue Discount	-17,128.80
	<hr/>
	8,897,871.20
	<hr/> <hr/>

Uses:

Project Fund Deposits:	
2026 Acquisition and Construction Account	7,909,051.16
Other Fund Deposits:	
2026 Reserve Account @ 50% of MADS	320,172.50
2026 Capitalized Interest Subact. Thru 11/1/2026	215,172.54
	<hr/>
	535,345.04
Delivery Date Expenses:	
Cost of Issuance	275,175.00
Underwriter's Discount	178,300.00
	<hr/>
	453,475.00
	<hr/> <hr/>
	8,897,871.20
	<hr/> <hr/>

Exhibit E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Southern Grove Community Development District No. 5
(Port St. Lucie, Florida)
Special Assessment Bonds, Series 2026 (Community Infrastructure)
Pricing Date: April 29, 2026
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2026			215,172.54	215,172.54
11/01/2027	180,000	4.000%	460,245.00	640,245.00
11/01/2028	185,000	4.000%	452,945.00	637,945.00
11/01/2029	195,000	4.000%	445,345.00	640,345.00
11/01/2030	200,000	4.000%	437,445.00	637,445.00
11/01/2031	210,000	4.000%	429,245.00	639,245.00
11/01/2032	220,000	4.400%	420,205.00	640,205.00
11/01/2033	225,000	4.400%	410,415.00	635,415.00
11/01/2034	240,000	4.400%	400,185.00	640,185.00
11/01/2035	250,000	4.400%	389,405.00	639,405.00
11/01/2036	260,000	4.400%	378,185.00	638,185.00
11/01/2037	275,000	5.350%	365,108.75	640,108.75
11/01/2038	285,000	5.350%	350,128.75	635,128.75
11/01/2039	305,000	5.350%	334,346.25	639,346.25
11/01/2040	320,000	5.350%	317,627.50	637,627.50
11/01/2041	340,000	5.350%	299,972.50	639,972.50
11/01/2042	355,000	5.350%	281,381.25	636,381.25
11/01/2043	375,000	5.350%	261,853.75	636,853.75
11/01/2044	395,000	5.350%	241,256.25	636,256.25
11/01/2045	420,000	5.350%	219,455.00	639,455.00
11/01/2046	440,000	5.350%	196,450.00	636,450.00
11/01/2047	465,000	5.700%	171,427.50	636,427.50
11/01/2048	495,000	5.700%	144,067.50	639,067.50
11/01/2049	520,000	5.700%	115,140.00	635,140.00
11/01/2050	555,000	5.700%	84,502.50	639,502.50
11/01/2051	585,000	5.700%	52,012.50	637,012.50
11/01/2052	620,000	5.700%	17,670.00	637,670.00
	8,915,000		7,891,192.54	16,806,192.54

Exhibit F

Form of Tenth Supplemental Indenture

TENTH SUPPLEMENTAL TRUST INDENTURE

between

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5

and

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
As Trustee**

Dated as of May 1, 2026

relating to

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5
SPECIAL ASSESSMENT BONDS, SERIES 2026
(COMMUNITY INFRASTRUCTURE)**

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This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this Tenth Supplemental Trust Indenture.

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TENTH SUPPLEMENTAL TRUST INDENTURE

THIS TENTH SUPPLEMENTAL TRUST INDENTURE (the “Tenth Supplemental Indenture”) dated as of May 1, 2026, is entered into by and between **SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5** (the “Issuer”) and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as Trustee (the “Trustee”), a national banking association authorized to accept and execute trusts of the character herein set out, with its designated office and post office address located at 500 West Cypress Creek Road, Suite 460, Fort Lauderdale, Florida, 33309, Attention Corporate Trust Department, and joined in by the parties executing a joinder hereto. All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the hereinafter defined Master Indenture or in the hereinafter defined District Development Interlocal Agreement.

WHEREAS, pursuant to the District Development Interlocal Agreement, the Issuer is currently serving as the “Issuer” within the meaning of the District Development Interlocal Agreement and Southern Grove Community Development District No. 1 is currently serving as the “Administration District” within the meaning of the District Development Interlocal Agreement; and

WHEREAS, pursuant to Resolution Nos. 2013-06 adopted by the Board and the respective Board of Supervisors of certain of the Other Districts on July 9, 2013 (the “Validation Resolution”), the Issuer has previously authorized the issuance, sale and delivery of not to exceed \$610,000,000 of its Bonds in one or more Series, inclusive of its own District Infrastructure Bonds (as defined in the District Development Interlocal Agreement), which were authorized to be issued in one or more Series in an aggregate principal amount not exceeding \$43,050,000, all as authorized under the Master Indenture; and

WHEREAS, the Issuer has entered into the Master Indenture with the Trustee to secure the issuance from time to time of its Bonds in one or more Series; and

WHEREAS, the District Development Interlocal Agreement and the Bonds were validated by final judgment of the Circuit Court in and for St. Lucie County, Florida on September 10, 2013, from which the time for taking an appeal has expired; and

WHEREAS, pursuant to the Validation Resolution, Resolution No. 2026-25 of the Issuer adopted on April 1, 2026 (the “Award Resolution”), and the authority delegated to it pursuant to the District Development Interlocal Agreement, the Issuer has determined that it is in the best interests of the Issuer to authorize the issuance, sale and delivery of its not to exceed \$20,000,000 in aggregate principal amount of its Special Assessment Bonds, Series 2026 (Community Infrastructure) as a Series of Tax Exempt Bonds contemplated by the Master Indenture, and has ratified and confirmed the Master Indenture and authorized the execution and delivery of this Tenth Supplemental Indenture to secure the issuance of the 2026 Bonds (hereinafter defined) and to set forth the terms of the 2026 Bonds; and

WHEREAS, the Issuer will issue its Special Assessment Bonds, Series 2026 (Community Infrastructure) in the aggregate principal of \$8,915,000 (the “2026 Bonds”) and apply the proceeds of the 2026 Bonds, together with other legally available funds of the Issuer, to: (i) pay a portion

of the Costs of the 2026 CI Project (hereinafter defined); (ii) pay interest coming due on the 2026 Bonds through November 1, 2026; (iii) make a deposit into the 2026 Reserve Account (hereinafter defined) in an amount equal to the initial 2026 Reserve Account Requirement (hereinafter defined); and (iv) pay certain costs associated with the issuance of the 2026 Bonds; and

WHEREAS, the Board of the Issuer and the respective Board of Supervisors of the Other Districts have duly adopted resolutions (which are part of the hereinafter defined “Assessment Proceedings”), following public hearings conducted in accordance with the Act, where applicable, to establish and levy the Community Infrastructure Assessments as contemplated by the District Development Interlocal Agreement; and

WHEREAS, the Board of the Issuer and the respective Board of Supervisors of the Administration District, Southern Grove Community Development District No. 3 (“District No. 3”), Southern Grove Community Development District No. 7 (“District No. 7”), Southern Grove Community Development District No. 9 (“District No. 9”) and Southern Grove Community Development District No. 10 (“District No. 10”) additionally adopted resolutions (which are part of the Assessment Proceedings) specifically designating a portion of the Community Infrastructure Assessments as the 2026 CI Assessments (hereinafter defined) to be imposed and collected with respect to certain assessable District Lands within a portion of the boundaries of the Issuer and a portion of the boundaries of each of District No. 3, District No. 7, District No. 9 and District No. 10 (the “2026 Assessment Area,” as more fully defined herein) and which specially benefit from the 2026 CI Project; and

WHEREAS, the 2026 Bonds will be payable from and secured by the 2026 CI Assessments imposed, levied and collected by the Issuer with respect to assessable property benefited by the 2026 CI Project and comprising the 2026 Assessment Area from time to time, which, together with the 2026 Pledged Funds and Accounts, will comprise the 2026 Trust Estate (hereinafter defined), which shall constitute a “Series Trust Estate” as defined in the Master Indenture; and

WHEREAS, the execution and delivery of the 2026 Bonds and of this Tenth Supplemental Indenture have been duly authorized by the Issuer and all things necessary to make the 2026 Bonds, when executed by the Issuer and authenticated by the Trustee, valid and binding legal obligations of the Issuer and to make this Tenth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the 2026 Trust Estate have been done subject to the provisions set forth below with respect to portions of the 2026 Trust Estate which are held solely for the 2026 Bonds;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS TENTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the Issuer, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the 2026 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of and interest on, the 2026 Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the Issuer of all the covenants,

expressed or implied in the Master Indenture, in this Tenth Supplemental Indenture and in the 2026 Bonds: (a) has executed and delivered this Tenth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the Issuer, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, and, with respect to the 2026 Bonds only, the revenues derived by the Issuer from the 2026 CI Assessments and the 2026 Pledged Funds and Accounts (hereinafter defined) established hereby, which shall comprise a part of the 2026 Trust Estate securing the 2026 Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as may otherwise be provided herein with respect to the 2026 Bonds, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the 2026 Bonds issued or to be issued under and secured by this Tenth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one 2026 Bond over any other 2026 Bond by reason of priority in their issue, sale or execution;

PROVIDED FURTHER HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the 2026 Bonds or any 2026 Bond of a particular maturity issued, secured and Outstanding under this Tenth Supplemental Indenture, and the interest due or to become due thereon, at the times and in the manner mentioned in the 2026 Bonds and this Tenth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Tenth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Tenth Supplemental Indenture, then upon such final payments, this Tenth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all 2026 Bonds or any 2026 Bond of a particular maturity, otherwise this Tenth Supplemental Indenture shall remain in full force and effect;

THIS TENTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the 2026 Bonds issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Tenth Supplemental Indenture), including this Tenth Supplemental Indenture, expressed, and the Issuer has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the 2026 Bonds, as follows:

ARTICLE I DEFINITIONS

SECTION 1.01. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture or the District Development Interlocal Agreement are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Assessment Proceedings” shall mean the proceedings of the Issuer and the applicable Other Districts with respect to the establishment, levy and collection of the Community Infrastructure Assessments, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board and the respective Board of Supervisors of certain of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board and the respective Board of Supervisors of certain of the Other Districts on May 14, 2013, as amended and restated by Resolution Nos. 2013-07 adopted by the Board and the respective Board of Supervisors of certain of the Other Districts on July 9, 2013, Resolution Nos. 2026-21 and 2026-22 adopted by the Board and the respective Board of Supervisors of the Other Districts, as applicable, on March 4, 2026 and April 3, 2026, as applicable, Resolution No. 2026-27 adopted by the Board of the Issuer and the respective Board of Supervisors of the Other Districts on May 6, 2026 and any supplemental proceedings undertaken by the Issuer and/or the applicable Other Districts with respect to the 2026 CI Assessments, including, but not limited to, Resolution 2026-28 adopted by the Board of the Issuer and the respective Board of Supervisors of the Administration District, District No. 3, District No. 7, District No. 9 and District No. 10 on May 6, 2026, and shall include the Assessment Report (hereinafter defined) and the Engineer’s Report (hereinafter defined).

“Assessment Report” shall mean, collectively, the “Amended, Restated and Updated Master Assessment Methodology Report for Public Infrastructure” dated July 9, 2013, as amended by the “Supplemental Assessment Methodology Report for Public Infrastructure” dated July 8, 2014, each prepared by Fishkind & Associates, Inc., as further amended by the “Third Supplemental Assessment Methodology for Public Infrastructure” dated August 1, 2019, prepared by Special District Services, Inc., as supplemented by the 2026 Supplemental Assessment Methodology Report.

“Award Resolution” shall mean Resolution No. 2026-25 adopted by the Board on April 1, 2026.

“Bond Depository” shall mean the securities depository from time to time under Section 201 hereof, which may be the Issuer.

“Bond Participants” shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds 2026 Bonds as securities depository.

“Bond Resolution” shall mean, collectively, the Validation Resolution and the Award Resolution.

“Community Infrastructure Operation and Maintenance Assessments” shall mean the Community O&M Infrastructure Maintenance Assessments within the meaning of the District Development Interlocal Agreement, consisting of non-ad valorem special assessments levied by the Issuer and the Other Districts within their respective boundaries on assessable property within their respective boundaries for the operation and maintenance of Community Infrastructure and collected by the Administration District, all in accordance with the District Development Interlocal Agreement and other applicable law.

“Continuing Disclosure Agreement” shall mean that certain Continuing Disclosure Agreement dated May 14, 2026 and executed by the Issuer and the other parties named therein in connection with the 2026 Bonds.

“Date of Completion” shall have the meaning ascribed thereto in the Master Indenture and shall additionally mean, with respect to the 2026 CI Project, notwithstanding anything to the contrary in the Master Indenture, the date on which all of the proceeds of the 2026 Bonds on deposit in the 2026 Acquisition and Construction Account and investment earnings thereon, have been fully disbursed therefrom, or the Consulting Engineer certifies in writing that such funds (i) are no longer needed to be retained therein to be expended on the 2026 CI Project, and (ii) are not committed to pay any Costs of the 2026 CI Project.

“Delinquent Assessment Interest” shall mean 2026 CI Assessment Interest deposited by the Issuer with the Trustee on or after May 1 of the year in which such 2026 CI Assessment Interest has, or would have, become delinquent under State law or the Assessment Proceedings applicable thereto, and, in the case of 2026 CI Assessment Interest that is billed directly by the Issuer, any installment of 2026 CI Assessment Interest that is not paid by the applicable Interest Payment Date with respect to which it has been billed.

“Delinquent Assessment Principal” shall mean 2026 CI Assessment Principal deposited by the Issuer with the Trustee on or after May 1 of the year in which such 2026 CI Assessment Principal has, or would have, become delinquent under State law or the Assessment Proceedings applicable thereto and, in the case of 2026 CI Assessment Principal that is billed directly by the Issuer, any installment of 2026 CI Assessment Principal that is not paid by the applicable Interest Payment Date with respect to which it has been billed.

“Delinquent Assessments” shall mean, collectively, Delinquent Assessment Interest and Delinquent Assessment Principal.

“District Development Interlocal Agreement” shall have the meaning ascribed thereto in the Master Indenture, as such agreement has been amended by that certain First Amendment dated November 15, 2019, among the Issuer and certain of the Other Districts, and as joined in by certain of the Other Districts pursuant to the Joinder dated December 7, 2022.

“DTC” shall mean The Depository Trust Company, New York, New York, and its successors and assigns.

“Engineer’s Report” shall mean, collectively, the “Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements” dated July 9, 2013, as amended by the “Supplemental Master Engineer’s Report for Public Infrastructure Improvements” dated July 8, 2014 and the “Supplement to Master Engineer’s Report for Public Infrastructure Improvements”

dated August 1, 2019, each prepared by Arcadis U.S., Inc., as amended from time to time, and as supplemented by the 2026 Supplemental Engineer’s Report.

“Indenture” shall mean, collectively, the Master Indenture and this Tenth Supplemental Indenture, as same may be amended from time to time.

“Interest Payment Date” shall mean each November 1 and May 1, commencing November 1, 2026.

“Majority Owners” shall mean, notwithstanding anything to the contrary in the Master Indenture, the Beneficial Owners of more than fifty percent (50%) of the Outstanding principal amount of the 2026 Bonds.

“Master Indenture” shall mean the Master Trust Indenture dated December 17, 2014 between the Issuer and the Trustee, as same may be amended from time to time in compliance herewith.

“Nominee” shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Tenth Supplemental Indenture.

“Quarterly Redemption Date” shall mean each February 1, May 1, August 1, and November 1.

“Substantially Absorbed” shall mean the date when at least ninety percent (90%) of the principal portion of the 2026 CI Assessments have been assigned to properties within the 2026 Assessment Area in accordance with the Assessment Proceedings and such properties have received a certificate of occupancy.

“Uniform Method” shall mean the uniform method for the levy, collection and enforcement of non-ad valorem assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and any amendments thereto, and any successor statutes thereto.

“Validation Resolution” shall mean Resolution Nos. 2013-06 adopted by the Board and the respective Board of Supervisors of certain of the Other Districts on July 9, 2013.

“2026 Assessment Area” shall mean the area referenced in Resolution No. 2026-28 adopted on May 6, 2026 by the Board of the Issuer and the respective Board of Supervisors of the Administration District, District No. 3, District No. 7, District No. 9 and District No. 10 as part of the Assessment Proceedings, as same may be amended from time to time in connection with the 2026 CI Assessments, which is comprised of a portion of the assessable District Lands in the boundaries of the Issuer, District No. 3, District No. 7, District No. 9 and District No. 10, respectively, subject to the 2026 CI Assessments from time to time pursuant to the Assessment Proceedings and as more fully described in the 2026 Supplemental Assessment Methodology Report.

“2026 CI Assessment Interest” shall mean the interest on the 2026 CI Assessments which is pledged to the 2026 Bonds.

“2026 CI Assessment Principal” shall mean the amount of 2026 CI Assessments received by the Issuer which is used to pay the principal of, and Amortization Installments on, the 2026 Bonds, other than applicable Delinquent Assessment Principal and 2026 Prepayment Principal.

“2026 CI Assessment Revenues” or “2026 CI Pledged Revenues” shall mean all revenues derived by the Issuer from the 2026 CI Assessments, including proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the Issuer in excess of the rate of interest on the 2026 Bonds.

“2026 CI Assessments” shall mean the portion of the Community Infrastructure Assessments levied and to be collected in connection with the 2026 CI Project and the 2026 Bonds pursuant to the Assessment Proceedings with respect to the assessable District Lands in the 2026 Assessment Area from time to time, and which correspond to the debt service on the 2026 Bonds. 2026 CI Assessments do not include any Community Infrastructure Operation and Maintenance Assessments.

“2026 CI Project” shall mean public infrastructure, improvements and facilities comprising Community Infrastructure, more fully described in the 2026 Supplemental Engineer’s Report, and, subject to the provisions of Section 403(b) hereof relating to obtaining an opinion of Bond Counsel, other components of Community Infrastructure described in a future supplement to the Engineer’s Report.

“2026 Investment Securities” shall mean and include any of the following securities, if and to the extent that such securities are legal investments for funds of the Issuer:

(i) Government Obligations that have a maturity of not more than three hundred sixty-five (365) days from the date of acquisition;

(ii) commercial paper of any entity formed under the laws of the United States of America or any state thereof (having maturities of not more than 270 days) and which commercial paper has a short term rating at the time of purchase of at least “A-1” by S&P and “P-1” by Moody’s;

(iii) municipal securities issued by any state or commonwealth of the United States or political subdivision thereof or constituted authority thereof including, but not limited to, municipal corporations, school districts and other special districts, the interest on which is exempt from federal income taxation under Section 103 of the Code with maturities of not more than three hundred sixty-five (365) days, and which short term obligations are rated at least “A-1” by S&P and “P-1” by Moody’s at the time of purchase;

(iv) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by both Moody’s and S&P at the time of purchase (Aaa-mf and AAAM, respectively), and (B) shares of money market mutual funds that invest only in Government Obligations and obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan

Marketing Association; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase (Aaa-mf and AAAM), respectively;

(v) commercial paper of any entity formed under the laws of the United States of America or any state thereof (having maturities of not more than 270 days) and which commercial paper has a short term rating at the time of purchase of at least "A-1" by S&P and "P-1" by Moody's;

(vi) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund, at the time of purchase, is rated at least "AAAM" (without regard to gradation) by S&P or at least "Aaa-mf" by Moody's; and

(vii) deposits, (including money market deposit accounts), Federal funds or bankers' acceptances (with term to maturity of 270 days or less) of any bank, which bank at the time of deposit, has its short term unsecured, uninsured and unguaranteed obligations rated at least "A-1" by S&P or "P-1" by Moody's.

The direction of the Issuer to invest in any investment constitutes a representation upon which the Trustee may conclusively rely that such investment is permitted hereunder and is permitted under applicable law.

"2026 Pledged Funds and Accounts" shall mean the Funds and Accounts established hereby (except for the 2026 Rebate Account) subject to the terms and provisions hereof.

"2026 Prepayment Principal" shall mean the excess amount of 2026 CI Assessment Principal received by the Issuer over the 2026 CI Assessment Principal included within an Assessment appearing on any outstanding and unpaid bill, whether or not mandated to be prepaid in accordance with the Assessment Proceedings, which shall be identified by the Issuer to the Trustee as such in writing upon deposit. Anything herein or in the Master Indenture to the contrary notwithstanding, the term 2026 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the Issuer.

"2026 Reserve Account Requirement" shall mean an amount equal to 50% of the Maximum Annual Debt Service Requirement for the Outstanding 2026 Bonds (as hereinafter determined) as of the time of any such calculation. For purposes of the foregoing calculation, notwithstanding anything to the contrary in the Master Indenture or herein, the determination of the "Outstanding 2026 Bonds" shall take into account any redemptions of 2026 Bonds to be made on the next succeeding redemption date immediately following the calculation date. Upon the initial issuance of the 2026 Bonds, the 2026 Reserve Account Requirement is \$320,172.50, which does not exceed the least of (a) 125% of the average annual Debt Service for all Outstanding 2026 Bonds calculated as of the date of original issuance thereof or (b) 10% of the issue price of the 2026 Bonds calculated as of the date of original issuance thereof. The calculation and recalculation of the 2026 Reserve Account Requirement shall be at the times set forth in Section 4.05 hereof.

"2026 Supplemental Assessment Methodology Report" shall mean the "Ninth Supplemental Assessment Methodology for 2026 Bonds" dated April 30, 2026 prepared by Special

District Services, Inc., as same may be amended from time to time in connection with the 2026 CI Assessments.

“2026 Supplemental Engineer’s Report” shall mean the “Supplemental Engineer’s Report 2026 Bonds” dated April 9, 2026 prepared by Culpepper & Terpening, Inc., as same may be amended and supplemented from time to time.

“2026 Trust Estate” shall mean, collectively, the 2026 CI Pledged Revenues and the 2026 Pledged Funds and Accounts.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF 2026 BONDS

SECTION 2.01. Authorization of 2026 Bonds; Book-Entry Only Form. The 2026 Bonds are hereby authorized to be issued in one Series of Tax Exempt Bonds in the aggregate principal amount of \$8,915,000 for the purposes enumerated in the recitals hereto to be designated “Southern Grove Community Development District No. 5 Special Assessment Bonds, Series 2026 (Community Infrastructure).” The 2026 Bonds shall be substantially in the form set forth as Exhibit A to this Tenth Supplemental Indenture. Each 2026 Bond shall bear the designation “2026R” and shall be numbered consecutively from 1 upwards.

The 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered 2026 Bond for each maturity thereof. Upon initial issuance, the ownership of each such 2026 Bond shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding 2026 Bonds shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to 2026 Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as Nominee of DTC, the Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding sentence, the Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the 2026 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Registrar, of any notice with respect to the 2026 Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Registrar, of any amount with respect to principal of, premium, if any, or interest on the 2026 Bonds. The Issuer, the Trustee, the Registrar and the Paying Agent may treat and consider the person in whose name each 2026 Bond is registered in the registration books kept by the Registrar as the absolute owner of such 2026 Bond for the purpose of payment of principal, premium and interest with respect to such 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such 2026 Bond, for the purpose of registering transfers with respect to such 2026 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the 2026 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and

discharge the Issuer’s obligations with respect to payment of principal of, premium, if any, and interest on the 2026 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Registrar, shall receive a certificated 2026 Bond evidencing the obligation of the Issuer to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the Issuer of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words “Cede & Co.” in this Tenth Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the Issuer shall promptly deliver a copy of the same to the Trustee, Registrar and the Paying Agent.

Upon receipt by the Trustee or the Issuer of written notice from DTC: (i) confirming that DTC has received written notice from the Issuer to the effect that a continuation of the requirement that all of the Outstanding 2026 Bonds be registered in the registration books kept by the Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the beneficial owners of the 2026 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found upon reasonable and customary terms, the 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the 2026 Bonds shall designate, in accordance with the provisions hereof.

SECTION 2.02. Terms of 2026 Bonds. The 2026 Bonds shall be issued as four (4) Term Bonds. The 2026 Bonds shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2031	\$970,000	4.000%
2036	1,195,000	4.400
2046	3,510,000	5.350
2052	3,240,000	5.700

SECTION 2.03. Dating; Interest Accrual. Each 2026 Bond shall be dated its date of initial issuance and delivery. Each 2026 Bond also shall bear its date of authentication. Each 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such 2026 Bond has been paid, in which event such 2026 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the 2026 Bonds, in which event, such 2026 Bond shall bear interest from its date. Interest on the 2026 Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be computed on the basis of a 360-day year of twelve 30-day months.

SECTION 2.04. Denominations. The 2026 Bonds shall be issued in Authorized Denominations.

SECTION 2.05. Paying Agent. The Issuer appoints the Trustee as the Paying Agent for the 2026 Bonds.

SECTION 2.06. Registrar. The Issuer appoints the Trustee as Registrar for the 2026 Bonds.

SECTION 2.07. Conditions Precedent to Issuance of 2026 Bonds. In addition to complying with the applicable requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the 2026 Bonds, all of the 2026 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Proceedings approved as of the date of issuance of the 2026 Bonds;
- (b) Executed copies of the Master Indenture and this Tenth Supplemental Indenture;
- (c) The opinions required by Section 3.01 of the Master Indenture;
- (d) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the 2026 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Tenth Supplemental Indenture; and
- (e) A certified copy of the final judgment of validation in respect of the Bonds together with a certificate of no appeal.

Payment to the Trustee of \$8,719,571.20, representing the net proceeds of the sale of the 2026 Bonds, shall conclusively evidence the foregoing conditions precedent have been met to the satisfaction of the Issuer and the underwriter of the 2026 Bonds.

ARTICLE III REDEMPTION OF 2026 BONDS

SECTION 3.01. Bonds Subject to Redemption; Notice. The 2026 Bonds are subject to redemption prior to maturity as provided in the respective form thereof set forth as Exhibit A to this Tenth Supplemental Indenture.

Interest on 2026 Bonds which are called for redemption shall be paid on the applicable redemption date from the 2026 Interest Subaccount corresponding to the 2026 Bonds to be called or from the 2026 Revenue Account to the extent monies in the 2026 Interest Subaccount are insufficient for such purpose. Moneys in the 2026 Optional Redemption Subaccount shall be applied in accordance with Section 504(e) of the Master Indenture to the optional redemption of the 2026 Bonds.

Notwithstanding anything in the Master Indenture or this Tenth Supplemental Indenture to the contrary, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the Issuer if expressly set forth in such notice.

ARTICLE IV
DEPOSIT OF PROCEEDS OF 2026 BONDS AND APPLICATION THEREOF;
ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

SECTION 4.01. Establishment of Accounts. The following Accounts and subaccounts therein are hereby established for the 2026 Bonds.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee a 2026 Acquisition and Construction Account.

(b) There is hereby established within the Costs of Issuance Fund held by the Trustee a 2026 Costs of Issuance Account.

(c) There are hereby established within the Debt Service Fund held by the Trustee: (i) a 2026 Debt Service Account and, therein a 2026 Sinking Fund Subaccount, a 2026 Interest Subaccount, a 2026 Capitalized Interest Subaccount and (ii) a 2026 Redemption Account, and, therein, a 2026 Prepayment Subaccount and a 2026 Optional Redemption Subaccount.

(d) There is hereby established within the Revenue Fund held by the Trustee a 2026 Revenue Account.

(e) There is hereby established within the Reserve Fund held by the Trustee a 2026 Reserve Account.

(f) There is hereby established within the Rebate Fund held by the Trustee a 2026 Rebate Account.

SECTION 4.02. Use of Proceeds of the 2026 Bonds. The net proceeds of sale of the 2026 Bonds of \$8,719,571.20 (consisting of \$8,915,000 principal amount of the 2026 Bonds, less underwriter's discount of \$178,300.00), less original issue discount in the amount of \$17,128.80 (the "2026 Proceeds"), shall, as soon as practicable upon the delivery thereof to the Trustee by the Issuer pursuant to Section 3.02 of the Master Indenture, be applied as shown below.

(a) \$275,175.00 of the 2026 Proceeds shall be deposited to the 2026 Costs of Issuance Account;

(b) \$215,172.54 of the 2026 Proceeds shall be deposited to the 2026 Capitalized Interest Subaccount;

(c) \$7,909,051.16 of the 2026 Proceeds shall be deposited to the 2026 Acquisition and Construction Account to be applied to pay Costs of the 2026 CI Project as provided in Section 4.03 hereof; and

(d) \$320,172.50 of the 2026 Proceeds, representing the initial 2026 Reserve Account Requirement, shall be deposited to the 2026 Reserve Account.

SECTION 4.03. 2026 Acquisition and Construction Account.

(a) Amounts on deposit in the 2026 Acquisition and Construction Account shall be applied from time to time to pay Costs of the 2026 CI Project upon compliance with the requisition provisions set forth in Section 4.02 of the Master Indenture and pursuant to the form of requisition attached hereto as Exhibit B.

(b) Notwithstanding anything to the contrary in the Master Indenture, upon the Date of Completion of the 2026 CI Project, any balance remaining in the 2026 Acquisition and Construction Account not needed to pay any accrued but unpaid Costs of the 2026 CI Project which are required to be reserved in the 2026 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineer establishing such Date of Completion shall, at the written direction of a Responsible Officer of the Issuer (i) first be transferred to and deposited in the 2026 Rebate Account in the amount, and to the extent necessary, so the amount on deposit therein equals the accrued rebate obligation under Section 148(f) of the Code, if the Trustee has received a certification from the Issuer detailing the amount of such obligation to be deposited and (ii) the balance, if any, shall be transferred to the 2026 Prepayment Subaccount to be used for the extraordinary mandatory redemption of 2026 Bonds as provided herein and therein, or, upon the Issuer obtaining an opinion of Bond Counsel addressed to the Issuer and the Trustee, with a copy provided to the Trustee, to the effect that such application will not adversely affect the tax-exempt status of the 2026 Bonds, applied to pay the Cost of a Series Project or Additional Series Project comprising Community Infrastructure other than the 2026 CI Project, as shall be directed in writing by a Responsible Officer of the Issuer. When there remain no monies on deposit in the 2026 Acquisition and Construction Account, such Account shall be closed. The Trustee shall have no duty to monitor whether the Date of Completion has occurred.

(c) Amounts on deposit in the 2026 Capitalized Interest Subaccount shall, until and including November 1, 2026 be transferred into the 2026 Interest Subaccount and applied to the payment of interest first coming due on the 2026 Bonds. Any amounts remaining in the 2026 Capitalized Interest Subaccount after November 1, 2026 shall be transferred into the 2026 Acquisition and Construction Account, whereupon the 2026 Capitalized Interest Subaccount shall be closed.

(d) Anything in the Master Indenture or herein to the contrary notwithstanding, the Issuer hereby acknowledges that (i) the 2026 Pledged Funds and Accounts include, without limitation, all amounts on deposit in the 2026 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the 2026 Bonds, the 2026 Pledged Funds and Accounts may not be used by the Issuer (whether to pay costs of the 2026 CI Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the Issuer or the Administration District had incurred a binding obligation with third parties for work on the 2026 CI Project and payment is for such work, as evidenced in a written certificate of a Responsible Officer to the Trustee, and (iii) upon the occurrence of an Event of Default with respect to the 2026 Bonds, the 2026 Pledged Funds and Accounts may be used by the Trustee and/or the Issuer or the Administration District, to the extent acting individually or jointly, to pursue remedies, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Master Indenture, as supplemented hereby, provided such action does not adversely impact the tax-exempt status of the 2026 Bonds. After

the occurrence of an Event of Default, neither the Issuer nor the Administration District shall enter into any binding agreement to expend any amounts included in the 2026 Trust Estate unless authorized in writing by the Majority Owners.

(e) Notwithstanding anything to the contrary in the Master Indenture, as previously supplemented, the term “Date of Completion” with respect to the 2026 CI Project shall be deemed to mean the date on which the 2026 Acquisition and Construction Account is closed.

SECTION 4.04. 2026 Costs of Issuance Account. The amount deposited in the 2026 Costs of Issuance Account shall, at the written direction of a Responsible Officer to the Trustee, be used to pay the costs of issuance relating to the 2026 Bonds pursuant to the requisition in the form attached hereto as Exhibit C. Amounts in the 2026 Costs of Issuance Account not used to pay costs of issuance of the 2026 Bonds and for which there is not then a pending requisition held by the Trustee shall be transferred not later than 180 days after the issuance of the 2026 Bonds to the 2026 Interest Subaccount and the 2026 Costs of Issuance Account shall be closed once any pending requisitions have been paid.

SECTION 4.05. 2026 Reserve Account. Amounts on deposit in the 2026 Reserve Account shall be used, except as otherwise provided in the Indenture, only for the purpose of making payments into the 2026 Interest Subaccount and the 2026 Sinking Fund Subaccount to pay the Debt Service Requirements on the 2026 Bonds, when due, to the extent the moneys on deposit in such subaccounts therein and available therefor are insufficient and for no other purpose. Such 2026 Reserve Account shall consist only of cash and 2026 Investment Securities.

Anything herein or in the Master Indenture to the contrary notwithstanding, simultaneously with deposit by the Trustee of 2026 Prepayment Principal into the 2026 Prepayment Subaccount, the Trustee is hereby authorized and directed to recalculate the 2026 Reserve Account Requirement and to transfer any resulting excess on deposit in the 2026 Reserve Account, if there is no Event of Default, into the 2026 Prepayment Subaccount, to be used for the extraordinary mandatory redemption of 2026 Bonds as provided for therein.

The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the 2026 Reserve Account and shall promptly notify the Issuer of the amount of any deficiency or surplus as of such date in such account. The Issuer shall immediately pay the amount of any deficiency to the Trustee, for deposit in such account, from the first legally available sources of the Issuer. Any surplus in the 2026 Reserve Account shall, if the Trustee does not have knowledge of an Event of Default, be deposited into 2026 Prepayment Subaccount, to be used for the extraordinary mandatory redemption of 2026 Bonds as provided for therein.

The foregoing three paragraphs shall be subject in all respects to the provisions of Section 4.08(g) hereof providing for the treatment of investment earnings on amounts on deposit in the 2026 Reserve Account when determining excess amounts or surplus on deposit in the 2026 Reserve Account.

On the earliest date on which there is on deposit in the 2026 Reserve Account sufficient cash, taking into account other monies available therefor, to pay and redeem all of the Outstanding

2026 Bonds, together with accrued interest and redemption premium, if any, on such 2026 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the 2026 Reserve Account into the 2026 Prepayment Subaccount in the 2026 Redemption Account to pay and redeem all of the Outstanding 2026 Bonds on the earliest date permitted for redemption therein and herein.

The Issuer may provide that the 2026 Reserve Account Requirement required to be on deposit in the 2026 Reserve Account shall be satisfied, all or in part, by obtaining a Debt Service Reserve Account Facility. At any time after the issuance of the 2026 Bonds, the Issuer may withdraw any or all of the amount of money on deposit in the 2026 Reserve Account and substitute in its place a Debt Service Reserve Account Facility in the face amount of such withdrawal and such withdrawn moneys shall, after payment of the premium for such Debt Service Reserve Account Facility, be transferred to the 2026 Prepayment Subaccount and applied to the redemption of 2026 Bonds, or, upon the Issuer obtaining an opinion of Bond Counsel to the effect that such application will not adversely affect the tax-exempt status of the 2026 Bonds, be used for any other lawful purpose of the Issuer.

SECTION 4.06. Amortization Installments.

(a) The Amortization Installments established for the 2026 Bonds shall be as set forth in the final form of the 2026 Bonds.

(b) Upon any redemption of 2026 Bonds (other than 2026 Bonds redeemed in accordance with scheduled Amortization Installments and other than 2026 Bonds redeemed at the direction of the Issuer accompanied by a cash flow certificate as required by Section 7.04(b) of the Master Indenture), the Issuer shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to amortize the Outstanding 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the 2026 Bonds.

SECTION 4.07. Tax Covenants. With respect to the 2026 Bonds, the Issuer shall comply with the following tax covenants in addition to those set forth in the Master Indenture and the matters set forth in the Federal Tax Certificate to be executed and delivered by the Issuer in connection with the issuance of the 2026 Bonds:

Notwithstanding anything to the contrary contained in the Master Indenture, the Issuer covenants with the Holders of the 2026 Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the 2026 Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such 2026 Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such 2026 Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The Issuer further covenants that neither the Issuer nor any other person under its control or direction will make any investment or other use of the proceeds of the 2026 Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the 2026 Bonds to be “private activity bonds” as that term is defined in Section 141 of the Code (or any successor provision thereto), or “arbitrage bonds” as

that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the 2026 Bonds.

SECTION 4.08. Application of Revenues and Investment Earnings.

(a) The Trustee shall deposit into the 2026 Revenue Account any and all amounts required to be deposited therein by this Section 4.08 or by any other provision of the Master Indenture or this Tenth Supplemental Indenture, and any other amounts or payments specifically designated by the Issuer pursuant to a written direction or by a Supplemental Indenture for said purpose. The 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Issuer and/or the Administration District shall deposit 2026 CI Assessment Revenues with the Trustee promptly upon receipt, together with a written accounting from the Issuer and/or the Administration District, setting forth the amounts of such 2026 CI Assessment Revenues in the following categories which shall be deposited by the Trustee as follows:

(i) 2026 Prepayment Principal, which shall be deposited into the 2026 Prepayment Subaccount, pro rata, based on the Outstanding principal amount of each of the 2026 Bonds, respectively, divided by the total Outstanding principal amount of the 2026 Bonds; and

(ii) all other 2026 CI Assessment Revenues, which shall be deposited into the 2026 Revenue Account and applied as provided in Sections 4.08(d) through (g) hereof.

Monies other than 2026 CI Assessment Revenues, shall, at the written direction of the Issuer be deposited into the 2026 Optional Redemption Subaccount and used to pay the principal of and premium, if any, on 2026 Bonds called or to be called for optional redemption at the written direction of the Issuer in accordance with the provisions for optional redemption of 2026 Bonds as set forth in the form of 2026 Bonds attached hereto.

(c) On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or if such forty-fifth day is not a Business Day, on the Business Day next preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the 2026 Prepayment Subaccount, and, if the balance therein is greater than zero, and provided sufficient amounts are on deposit in the 2026 Revenue Account to make the payments due on the 2026 Bonds on the next Quarterly Redemption Date as contemplated by this Section 4.08, shall transfer from the 2026 Revenue Account for deposit into the 2026 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to the nearest highest integral multiple of \$5,000 (which transfer shall be at the written direction of a Responsible Officer), and shall thereupon give notice and cause the extraordinary mandatory redemption of 2026 Bonds as herein provided on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the 2026 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of such 2026 Bonds set forth in the form of 2026 Bond attached hereto, Section 3.01 hereof, and Article VII of the Master Indenture. The accrued interest on any principal being so prepaid will be paid from the 2026 Interest Subaccount.

(d) On each May 1 and November 1 through and including November 1, 2026 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the 2026 Capitalized Interest Subaccount to the 2026 Interest Subaccount the lesser of (x) the amount of interest coming due on the 2026 Bonds on such Interest Payment Date, less the amount already on deposit therein, or (y) the amount remaining in the 2026 Capitalized Interest Subaccount.

Following the foregoing transfers, on each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer from the amounts on deposit in the 2026 Revenue Account to the Funds and Accounts designated below, in the following amounts, at the following times, and in the following order of priority:

FIRST, no later than each May 1 or November 1, as applicable (or if such date is not a Business Day, on the Business Day next preceding such date), from the 2026 Revenue Account to the 2026 Interest Subaccount of the 2026 Debt Service Account, an amount equal to the amount of interest payable on all 2026 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the 2026 Capitalized Interest Subaccount in accordance with Section 403(c) hereof and less any other amount already on deposit in the 2026 Interest Subaccount not previously credited;

SECOND, no later than each May 1, beginning May 1, 2027 (or if such date is not a Business Day, on the Business Day next preceding such date), to the 2026 Sinking Fund Subaccount, the amount, if any, equal to the difference between the Amortization Installments of all 2026 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the 2026 Sinking Fund Subaccount not previously credited;

THIRD, no later than each May 1 or November 1, as applicable (or if such date is not a Business Day, on the Business Day next preceding such date), to the 2026 Reserve Account, the amount, if any, which is necessary to restore the amount on deposit therein to the 2026 Reserve Account Requirement with respect to the 2026 Bonds; and

FOURTH, the balance shall be retained in the 2026 Revenue Account.

Anything herein to the contrary notwithstanding, it shall not, a fortiori, constitute an Event of Default hereunder if the full amount of the foregoing deposits is not made due to an insufficiency of funds therefor.

(e) On any date required, the Issuer shall give the Trustee written direction, and the Trustee shall, transfer from the 2026 Revenue Account to the 2026 Rebate Account in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Regulatory Covenants.

(f) On or after each November 2, the balance on deposit in the 2026 Revenue Account as of such November 2 shall be applied first, to restore any deficiency in the 2026 Reserve Account and the balance, if any, shall next be transferred to the Issuer at the written direction of the Issuer to be used for any lawful District purpose; provided, however, that on the date of such proposed

transfer to the Issuer, the Trustee's fees and expenses shall first be brought current if not then current and the Trustee shall not have actual knowledge that an Event of Default has occurred and is continuing.

(g) (i) Anything herein or in the Master Indenture to the contrary notwithstanding, monies in the Funds and Accounts held as security for the 2026 Bonds shall be invested only in 2026 Investment Securities. Earnings on the 2026 Interest Subaccount and the 2026 Capitalized Interest Subaccount shall be retained, as realized, in such subaccount and used for the purpose of such subaccount, as applicable.

(ii) Earnings in the 2026 Acquisition and Construction Account shall be retained in such Account, unless the Date of Completion of the 2026 CI Project has occurred, in which case such amounts shall be applied as provided for in Section 4.03(b) hereof. Earnings on investments in the Funds and Accounts, other than the 2026 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the 2026 Revenue Account and used for the purpose of such Account.

(iii) Earnings on investments in the 2026 Reserve Account shall be disposed of as follows:

(1) if there was no deficiency (as defined in Section 5.04 of the Master Indenture) in the 2026 Reserve Account as of the most recent date on which amounts on deposit in such 2026 Reserve Account were valued by the Trustee, and if no withdrawals have been made from such 2026 Reserve Account since such date which have created a deficiency, then earnings on investments in the 2026 Reserve Account shall be deposited into the 2026 Capitalized Interest Subaccount through November 1, 2026, and, thereafter shall be deposited into the 2026 Revenue Account and used for the purpose of such Account; and

(2) if as of the last date on which amounts on deposit in the 2026 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 5.04 of the Master Indenture), or if after such date withdrawals have been made from the 2026 Reserve Account and have created such a deficiency, then earnings on investments in the 2026 Reserve Account shall be deposited into the 2026 Reserve Account until the amount on deposit therein or credited thereto is equal to the 2026 Reserve Account Requirement and thereafter shall be deposited into the 2026 Capitalized Interest Subaccount through November 1, 2026, and, thereafter shall be deposited into the 2026 Revenue Account and used for the purpose of such Account.

Notwithstanding the foregoing, prior to any transfers being made pursuant to this Section 4.08(g)(iii), transfers shall first be made to the credit of the 2026 Rebate Account in the amount, and to the extent necessary, so the amount on deposit therein equals the accrued rebate obligation under Section 148(f) of the Code, if the Trustee has received a certification from the Issuer detailing the amount of such obligation to be deposited.

ARTICLE V CONCERNING THE TRUSTEE

SECTION 5.01. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Tenth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

SECTION 5.02. Limitation of Trustee’s Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Tenth Supplemental Indenture by the Issuer or for the recitals contained herein, all of which are made solely by the Issuer. Subject to Section 10.04 of the Master Indenture, the Issuer agrees, with respect to the 2026 Bonds, to assume all risks arising out of the use of digital signatures and electronic methods to submit communications to the Trustee, including without limitation, the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

SECTION 5.03. Trustee’s Duties; Removal of Trustee. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article X thereof.

SECTION 5.04. Brokerage Confirmations. The Issuer acknowledges that to the extent regulation of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee under the Indenture.

ARTICLE VI ADDITIONAL INDEBTEDNESS

SECTION 6.01. Additional Indebtedness.

(a) While any 2026 Bonds are Outstanding, other than Bonds issued to refund the then Outstanding 2026 Bonds, the issuance of which results in net present value debt service savings, the Issuer (or the entity then serving as the “Issuer” under the District Development Interlocal Agreement) shall not, while any 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the 2026 Trust Estate. The Issuer further covenants, and the applicable Other Districts agree, by joinder hereto, that so long as the 2026 Bonds are Outstanding, they will not impose Assessments for capital projects on any property in the 2026 Assessment Area then subject to the 2026 CI Assessments, without the written consent of the Majority Owners, unless the 2026 CI Assessments have been Substantially Absorbed. The Trustee is entitled to assume that the 2026 CI Assessments have not been Substantially Absorbed absent delivery to the Trustee of a certificate of a Responsible Officer of the Issuer to the contrary on which the Trustee may conclusively rely.

(b) The foregoing shall not preclude (i) the imposition of Assessments for capital projects comprising Public Infrastructure (and the issuance of Bonds or other obligations in connection therewith) on District Lands in the 2026 Assessment Area then subject to the 2026 CI Assessments which are necessary, as determined by the Issuer (or the entity then serving as the “Issuer” under the District Development Interlocal Agreement), for health, safety or welfare reasons or to remediate a natural disaster; (ii) the Issuer (or the entity then serving as the “Issuer” under the District Development Interlocal Agreement) or any of the Other Districts from issuing Bonds pursuant to the Master Indenture to finance District Infrastructure payable from Assessments levied on property outside the 2026 Assessment Area; or (iii) the Issuer and any of the Other Districts from levying non-ad valorem special assessments, including Community Infrastructure Operation and Maintenance Assessments, on the same property in the 2026

Assessment Area then subject to the 2026 CI Assessments to provide for the administrative expenses of the Districts in which such property is located, the operation and maintenance expenses relating to Community Infrastructure (including the 2026 CI Project), or the operation and maintenance expenses relating to District Infrastructure serving property in the Districts, including property, if any, in the 2026 Assessment Area.

**ARTICLE VII
COVENANTS OF THE ISSUER; MISCELLANEOUS**

SECTION 7.01. Matters Related to Master Indenture; Miscellaneous.

(a) The first paragraph of Section 14.06 of the Master Indenture is hereby supplemented to read as follows with respect to the 2026 Bonds: “Any notice, demand, direction, consent, request or other communication or instrument authorized or required by this Master Indenture to be given to or filed with the District or the Governing Body or the Trustee shall be provided in writing (provided that any communication sent to the Trustee hereunder must be in the form of a document that is signed manually or by way of a digital signature provider agreed to in writing by the Trustee and the District) and shall be deemed to have been sufficiently given or filed for all purpose of this Master Indenture if and when sent by overnight delivery, certified mail, return receipt requested or e-mail.”

(b) As reflected in the Seventh Supplemental Trust Indenture relating to the District’s Special Assessment Bonds, Series 2021 (Community Infrastructure), the Eighth Supplemental Trust Indenture relating to the District’s Special Assessment Bonds, Series 2022-1 (Community Infrastructure) and Special Assessment Bonds, Series 2022-2 (Community Infrastructure) (Federally Taxable), and the Ninth Supplemental Trust Indenture relating to the District’s Special Assessment Bonds, Series 2024 (Community Infrastructure), the definition of “Community Infrastructure” in the Master Indenture has been, and is, hereby deemed amended, as permitted by Section 12.01(f) of the Master Indenture, to reflect that the Existing Development benefits from Community Infrastructure, which amendment is consistent with the amendments to the District Development Interlocal Agreement providing that the Existing Development benefits from the Community Infrastructure.

(c) As supplemented by this Tenth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Tenth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified or supplemented herein, shall apply and remain in full force and effect with respect to this Tenth Supplemental Indenture and to the 2026 Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Tenth Supplemental Indenture the terms and provisions hereof shall control.

(d) Following an Event of Default any direction to the District permitted to be given by the Trustee and/or the Owners hereby or by the Master Indenture must be in writing, signed by the Trustee and/or the Majority Owners.

(e) In any case in which an Interest Payment Date or the maturity date of the 2026 Bonds or the date fixed for the redemption of any 2026 Bonds shall be other than a Business Day,

then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.02. Continuing Disclosure Agreement. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered the Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but, instead shall be enforceable by mandamus, injunction or any other means of specific performance as provided in the Master Indenture and such Continuing Disclosure Agreement.

SECTION 7.03. Additional Covenants Regarding Collection of 2026 CI Assessments.

(a) In addition to, and not in limitation of, the covenants contained elsewhere in this Tenth Supplemental Indenture and in the Master Indenture, the Issuer, the Administration District, and each of the Other Districts with jurisdiction over the District Lands in the 2026 Assessment Area, by joinder hereto, covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2026 CI Assessments and to levy and collect (or cause the Administration District to collect) the 2026 CI Assessments and any required density reduction payments in accordance with the Assessment Proceedings in such manner as will generate funds sufficient to pay the principal of and interest and redemption premium, if any, on the 2026 Bonds, when due. The Issuer and the Administration District covenant and agree that upon the occurrence and continuance of an Event of Default with respect to the 2026 Bonds, they will take such actions to enforce the remedial provisions of the Master Indenture and this Tenth Supplemental Indenture, the provisions for the collection of Delinquent Assessments that are directly billed and collected, and the provisions for the foreclosure of liens of Delinquent Assessments that are directly billed and collected, all in a manner consistent with the Master Indenture and this Tenth Supplemental Indenture.

(b) Anything herein or in the Master Indenture to the contrary notwithstanding, 2026 CI Assessments shall be collected pursuant to the Uniform Method; provided however, in the event the Issuer and/or the Administration District is legally unable to use the Uniform Method, the Issuer and/or the Administration District may elect to collect and enforce such 2026 CI Assessments pursuant to any then available and commercially reasonable method under the Act, Chapter 170, Florida Statutes, Chapter 197, Florida Statutes, or any successor statutes thereto. Upon an Event of Default with respect to the 2026 Bonds, the Majority Owners may direct the Issuer and/or the Administration District as to the method it will use to collect the 2026 CI Assessments and may require the Issuer and/or the Administration District to bill and collect the 2026 CI Assessments directly, rather than through the Uniform Method, to the extent permitted by applicable law. Notwithstanding anything to the contrary herein, pursuant to Section 8.06 of the Master Indenture, the Issuer and/or the Administration District shall be entitled to first recover from any foreclosure, before such proceeds are applied to the payment of principal or interest or other amounts on the 2026 Bonds, all fees and costs expended in connection with such foreclosure, regardless whether such fees and costs are included as part of the 2026 CI Pledged Revenues.

Any 2026 CI Assessments that are billed and collected directly and not via the Uniform Method shall be due and payable by the applicable landowner no later than thirty (30) days prior to each Interest Payment Date; provided, however, that such 2026 CI Assessments shall not be deemed to be Delinquent Assessments unless and until same are not paid by the applicable Interest Payment Date with respect to which they have been billed. By joinder hereto, each of the Other Districts with jurisdiction over the District Lands in the 2026 Assessment Area shall be deemed to have agreed to the foregoing.

(c) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the 2026 CI Assessments and 2026 Bonds: If any property shall be offered for sale for the nonpayment of any 2026 CI Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the 2026 CI Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the Issuer or the Administration District, after receiving the written consent of the Trustee, acting at the direction of the Majority Owners of the 2026 Bonds Outstanding, specifying whether the Issuer is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount less than or equal to the balance due on the 2026 CI Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds (including credit bids) of the Issuer and the Other Districts and the Issuer shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the 2026 Bonds. The Issuer and/or the Administration District, either through its own actions, or actions caused to be taken by the Issuer through the Trustee, shall have the power and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the 2026 Revenue Account. The Issuer and/or the Administration District, either through its own actions, or actions caused to be taken by the Issuer through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the 2026 Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the 2026 Bonds Outstanding. The Issuer and/or the Administration District may pay costs associated with any actions taken by the Issuer and/or Administration District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the 2026 Bonds.

(d) Notwithstanding anything to the contrary herein or in the Master Indenture, the Issuer acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of 2026 CI Assessments that are billed directly by the Issuer, that the entire 2026 CI Assessments levied on the property for which such installment of 2026 CI Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Majority Owners of the 2026 Bonds Outstanding, the Issuer and/or the Administration District shall promptly, but in any event within one hundred twenty (120) days of the receipt of such consent, or such longer period of time as may be required by the Act and other applicable law, including Chapter 173, Florida Statutes, cause to be brought the necessary legal proceedings for the foreclosure of liens of Assessments that are delinquent, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages (subject to earlier settlement of any such proceedings by the Issuer, as permitted by applicable law, with the written

consent of the Trustee acting at the direction of the Majority Owners of the 2026 Bonds Outstanding).

SECTION 7.04. Application of Section 8.28 of Master Indenture. With respect to the 2026 Bonds, the covenants of Section 8.28 of the Master Indenture shall not require the Issuer to impose additional assessments, taxes, or other similar amounts, the imposition of which would require an action of the governing body of the Issuer or any of the Other Districts.

SECTION 7.05. Bankruptcy or Insolvency of Landowner. For purposes of this Section 7.05: (a) the 2026 Bonds secured by and payable from 2026 CI Assessments levied against property owned by any Insolvent Taxpayer (hereinafter defined) are collectively referred to herein as the “Affected Bonds” and (b) the 2026 CI Assessments levied against any Insolvent Taxpayer’s property and pledged under one or more Supplemental Indentures as security for the Affected Bonds are collectively referred to herein as the “Affected Special Assessments.”

The provisions of this Section 7.05 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to the Affected Special Assessments (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”). For as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the Issuer shall be obligated to act in accordance with any direction from the Trustee, and the Trustee shall be obligated to act in accordance with directions from the Beneficial Owners of at least 25% of the aggregate principal of the Affected Bonds, with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee, provided that the Trustee has first been provided with indemnity satisfactory to it and such direction is in accordance with applicable law. The Issuer agrees that it shall not be a defense to a breach of the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant.

The Issuer acknowledges and agrees that, although the Affected Bonds were issued by the Issuer, the Owners of the Affected Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving any Insolvent Taxpayer: (a) the Issuer hereby agrees that it shall follow the direction of the Trustee in making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds or any rights of the Trustee under the Indenture; (b) the Issuer hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds or any rights of the Trustee under the Indenture that is inconsistent with any direction from the Trustee; (c) the Trustee shall have the right, but is not obligated to, (i) vote in any such Proceeding any and all claims of the Issuer, or (ii) file any motion, pleading, plan or

objection in any such Proceeding on behalf of the Issuer, including without limitation, motions seeking relief from the automatic stay, dismissal the Proceeding, valuation of the property belonging to the Insolvent Taxpayer, termination of exclusivity, and objections to disclosure statements, plans of liquidation or reorganization, and motions for use of cash collateral, seeking approval of sales or post-petition financing; and if the Trustee chooses to exercise any such rights, the Issuer shall be deemed to have appointed the Trustee as its agent and granted to the Trustee an irrevocable power of attorney coupled with an interest, and its proxy, for the purpose of exercising any and all rights and taking any and all actions available to the Issuer in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute any claims, to propose and prosecute a plan, to vote to accept or reject a plan, and to make any election under Section 1111(b) of the Bankruptcy Code; and (d) the Issuer shall not challenge the validity or amount of any claim submitted in such Proceeding by the Trustee in good faith or any valuations of the lands owned by any Insolvent Taxpayer submitted by the Trustee in good faith in such Proceeding or take any other action in such Proceeding, which is adverse to Trustee's enforcement of the Issuer claim and rights with respect to the Affected Special Assessments or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the Issuer agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Affected Special Assessments, (ii) to deliver to the Issuer a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

SECTION 7.06. Additional Covenants and Matters Relating to Events of Default.

(a) In addition to the events set forth in Section 9.01 of the Master Indenture, each of the following events shall be an Event of Default with respect to the 2026 Bonds, notwithstanding anything to the contrary in the Master Indenture:

(i) Any portion of the 2026 CI Assessments pledged to the 2026 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in the 2026 Reserve Account to pay the Debt Service Requirements on the 2026 Bonds (the foregoing being referred to as a "2026 Reserve Account Event") unless within sixty (60) days from the 2026 Reserve Account Event the Issuer has either (x) replenished the amounts, if any, withdrawn from the 2026 Reserve Account or (y) the portion of the Assessments that are delinquent and gave rise to the 2026 Reserve Account Event are paid and are no longer delinquent; and

(ii) More than twenty-five percent (25%) of the Community Infrastructure Operation and Maintenance Assessments that are directly billed by the Administration District and levied by the Issuer and the Other Districts on tax parcels in the 2026 Assessment Area are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due.

SECTION 7.07. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation

and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Southern Grove Community Development District No. 5 has caused these presents to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created and the Trustee has caused these presents to be signed in its name and on its behalf by one of its duly appointed Vice Presidents.

(SEAL)

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,**
as Trustee

By: _____
Vice President

[Signature page | Tenth Supplemental Trust Indenture]

JOINDER

By execution below by their respective duly authorized officers, each of the Other Districts hereby join in and agree to be bound by the Indenture and District No. 1 further agrees to discharge its duties as the Administration District as contemplated by the Indenture and the District Development Interlocal Agreement.

(SEAL)

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

(SEAL)

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

(SEAL)

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

(SEAL)

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

(SEAL)

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

EXHIBIT A

FORM OF 2026 BONDS

No. 2026R-[]

\$[]

**UNITED STATES OF AMERICA
STATE OF FLORIDA
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5
SPECIAL ASSESSMENT BONDS, SERIES 2026
(COMMUNITY INFRASTRUCTURE)**

<u>Interest Rate</u> []%	<u>Maturity Date</u> May 1, 20[]	<u>Dated Date</u> May 14, 2026	<u>CUSIP NO.</u> 843021[]
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Registered Owner: CEDE & CO.

Principal Amount: [] THOUSAND DOLLARS

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the “District”), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the Maturity Date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the hereinafter defined Indenture) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an “Interest Payment Date”), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Registrar as the registered Owner of this Bond. All capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Indenture (hereinafter defined). Any payment of principal, Amortization Installment or

Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Fort Lauderdale, Florida, or any alternate or successor paying agent (collectively, the “Paying Agent”); provided, however, so long as the 2026 Bonds, as hereinafter defined, are held in book entry form presentation shall not be required and the book entry system for payments shall control. Payment of interest shall be made by check or draft (or by wire transfer to a bank in the United States for the account of the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular record date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than \$1,000,000 in aggregate principal amount of the 2026 Bonds). Interest on this Bond will be computed on the basis of a 360-day year of twelve 30-day months.

This Bond is one of a duly authorized issue of Bonds of the District designated “Special Assessment Bonds, Series 2026 (Community Infrastructure)” (the “2026 Bonds”). The 2026 Bonds, together with any other Bonds issued under and governed by the terms of, the Master Indenture, are hereinafter collectively referred to as the “Bonds.” The 2026 Bonds are being issued under a Master Trust Indenture, dated December 17, 2014 (the “Master Indenture”), between the District and U.S. Bank Trust Company, National Association, located in Fort Lauderdale, Florida, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), as supplemented by a Tenth Supplemental Indenture, dated as of May 1, 2026 (the “Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), between the District and the Trustee. The 2026 Bonds are issued in an aggregate principal amount of \$8,915,000, which together with other legally available funds of the District, will be used to (i) a portion of the Costs of the 2026 CI Project; (ii) pay interest coming due on the 2026 Bonds through November 1, 2026; (iii) make a deposit into the 2026 Reserve Account in an amount equal to the initial 2026 Reserve Account Requirement; and (iv) pay certain costs associated with the issuance of the 2026 Bonds.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT OR ANY OF THE OTHER DISTRICTS WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OR ANY OF THE OTHER DISTRICTS OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT, ANY OF THE OTHER DISTRICTS OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE 2026 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE 2026 TRUST ESTATE PLEDGED TO THE 2026 BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to

the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the 2026 Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Amortization Installments (as defined in the Master Indenture) and Redemption Price of, and the interest on, the 2026 Bonds, the nature and extent of the security thereby created, the covenants of the District and the applicable Other Districts with respect to the levy and collection of 2026 CI Assessments, the terms and conditions under which the Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the registered Owners of the Bonds, and, by the acceptance of this Bond, the registered and beneficial Owners hereof assent to all of the provisions of the Indenture. The 2026 Bonds are equally and ratably secured by the 2026 Trust Estate, without preference or priority of one 2026 Bond over another. The Indenture does not authorize the issuance of any additional Bonds ranking on a parity with the 2026 Bonds as to the lien and pledge of the 2026 Trust Estate, except under the circumstances set forth in the Supplemental Indenture.

The 2026 Bonds are issuable only as registered Bonds without coupons in current interest form in Authorized Denominations. This Bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida, as Registrar (the “Registrar”), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Registrar, subject to such reasonable regulations as the District or the Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new 2026 Bond or 2026 Bonds, in the same aggregate principal amount as the Bond or Bonds transferred, will be issued to the transferee. At the corporate trust office of the Registrar in Fort Lauderdale, Florida, in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, 2026 Bonds may be exchanged for an equal aggregate principal amount of 2026 Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The 2026 Bonds are subject to redemption prior to maturity at the option of the District in whole or part on any date on or after May 1, 2036, at the Redemption Price of the principal amount of the 2026 Bonds or portions thereof to be redeemed, together with accrued interest to the date of redemption.

The 2026 Bonds maturing May 1, 2031 are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2026 Sinking Fund Subaccount established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount

thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installments</u>	<u>May 1 of the Year</u>	<u>Amortization Installments</u>
2027	\$180,000	2030	\$200,000
2028	185,000	2031*	210,000
2029	195,000		

* Maturity

The 2026 Bonds maturing May 1, 2036 are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2026 Sinking Fund Subaccount established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installments</u>	<u>May 1 of the Year</u>	<u>Amortization Installments</u>
2032	\$220,000	2035	\$250,000
2033	225,000	2036*	260,000
2034	240,000		

* Maturity

The 2026 Bonds maturing May 1, 2046 are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2026 Sinking Fund Subaccount established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installments</u>	<u>May 1 of the Year</u>	<u>Amortization Installments</u>
2037	\$275,000	2042	\$355,000
2038	285,000	2043	375,000
2039	305,000	2044	395,000
2040	320,000	2045	420,000
2041	340,000	2046*	440,000

* Maturity

The 2026 Bonds maturing May 1, 2052 are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2026 Sinking Fund Subaccount established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installments</u>	<u>May 1 of the Year</u>	<u>Amortization Installments</u>
2047	\$465,000	2050	\$555,000
2048	495,000	2051	585,000
2049	520,000	2052*	620,000

* Maturity

As more particularly set forth in the Indenture, any 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installments of 2026 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of 2026 Bonds so as to amortize the remaining Outstanding principal balance of the 2026 Bonds as set forth in the Supplemental Indenture.

The 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part, pro rata, determined based on the Outstanding principal of each 2026 Term Bond divided by the total Outstanding principal amount of the 2026 Bonds, calculated by the District, and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

- (a) or on or after the Date of Completion of the 2026 CI Project, by application of moneys transferred from the 2026 Acquisition and Construction Account to the 2026 Prepayment Subaccount of the 2026 Redemption Account in accordance with the terms of the Indenture; or
- (b) from amounts, including 2026 Prepayment Principal, required by the Indenture to be deposited into the 2026 Prepayment Subaccount of the 2026 Redemption Account; or
- (c) from amounts transferred to the 2026 Prepayment Subaccount of the 2026 Redemption Account resulting from surplus in the 2026 Reserve Account as provided for in the Indenture; or
- (d) on and after the date on which the amount on deposit in the 2026 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the 2026 Bonds then Outstanding, including accrued interest thereon.

If less than all of the 2026 Bonds of a maturity shall be called for redemption, the particular 2026 Bonds or portions of 2026 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture or as provided or directed by DTC.

Notice of each redemption of 2026 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the redemption date to each registered Owner of 2026 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the 2026 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such 2026 Bonds or such portions thereof on such date, interest on such 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

As provided in the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the 2026 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years (or such later date required by applicable law) after the date when such Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years (or such later date required by applicable law) after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any 2026 Bonds becoming due at maturity or by call for redemption in the manner set forth in the

Indenture, together with the interest accrued to the due date, the lien of the 2026 Bonds as to the 2026 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Southern Grove Community Development District No. 5 has caused this Bond to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

[SEAL]

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Attest:

Secretary

By: _____
Chair, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the 2026 Bonds designated herein, described in the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

Date of Authentication:

By: _____
Vice President

May 14, 2026

CERTIFICATE OF VALIDATION

This Bond is one of a Series of Bonds which were validated by judgment of the Circuit Court for St. Lucie County, Florida on September 10, 2013.

Chair

FORM OF ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform Transfer to Minors Act _____

Additional abbreviations may also be used though not in the above list.

FORM OF ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ this Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer:

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor’s signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatever.

EXHIBIT B

FORM OF 2026 ACQUISITION AND CONSTRUCTION ACCOUNT REQUISITION

REQUISITION NO. [____]

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5
SPECIAL ASSESSMENT BONDS, SERIES 2026
(COMMUNITY INFRASTRUCTURE)**

The undersigned, a Responsible Officer of Southern Grove Community Development District No. 5 (the “Issuer”) hereby submits the following requisition for disbursement from the 2026 Acquisition and Construction Account created under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated December 17, 2014, as supplemented by that certain Tenth Supplemental Indenture, dated as of May 1, 2026 (collectively, the “Indenture”), (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture);

- (A) Requisition Number:
- (B) Name of Payee:
- (C) Amount Payable:

The undersigned hereby certifies that:

1. This requisition is for a Cost of the 2026 CI Project payable from the 2026 Acquisition and Construction Account; and
2. Each disbursement set forth above is a proper charge against the 2026 Acquisition and Construction Account.

[Include if applicable]

Each disbursement set forth above is made as payment of a portion of the purchase price for the 2026 CI Project pursuant to a written agreement between the District and the other party named therein receiving payment and the undersigned represents that such agreement has not been modified or amended and is in full force and effect on the date hereof.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

By: _____
Responsible Officer

Date: _____

The undersigned, an authorized representative of the Consulting Engineer to the Issuer, hereby certifies that this disbursement is for a Cost of the 2026 CI Project and is consistent with:

(i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2026 CI Project with respect to which such disbursement is being made; and (iii) the Engineer's Report as supplemented and amended through the date hereof.

The undersigned further certifies that (a) the improvements to be acquired with this disbursement will be (1) owned by the Issuer or another governmental entity and located on public property or within public rights of way or easements and (2) accessible by the general public and/or part of a public water management system; (b) the purchase price to be paid by the Issuer for the improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (c) the plans and specifications for the improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (d) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2026 CI Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (e) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2026 CI Project for which disbursement is made hereby, if acquisition or reimbursement is being made pursuant to an agreement.

[CONSULTING ENGINEER]

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT C

FORM OF 2026 BONDS COSTS OF ISSUANCE ACCOUNT REQUISITION

COST OF ISSUANCE REQUISITION NO. []

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5
SPECIAL ASSESSMENT BONDS, SERIES 2026
(COMMUNITY INFRASTRUCTURE)**

The undersigned, a Responsible Officer of Southern Grove Community Development District No. 5 (the "Issuer") hereby submits the following requisition for disbursement from the 2026 Costs of Issuance Account created under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated December 17, 2014, as supplemented by a Tenth Supplemental Indenture dated as of May 1, 2026 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number:
- (B) Name of Payee:
- (C) Amount Payable:
- (D) Purpose for which paid or incurred:

The undersigned hereby certifies that:

The undersigned hereby certifies that:

1. This requisition is for Costs of Issuance payable from the 2026 Costs of Issuance Account; and
2. This requisition is for Costs of Issuance payable from the 2026 Costs of Issuance Account that have not previously been paid; and
3. Each disbursement set forth above is a proper charge against 2026 Costs of Issuance Account.

Attached hereto are copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

By: _____
Responsible Officer

Date: _____

EXHIBIT D

DESCRIPTION OF 2026 CI PROJECT

[See 2026 Supplemental Engineer's Report attached hereto]

**AGREEMENT BY AND BETWEEN THE SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5 AND MATTAMY PALM BEACH LLC
ACKNOWLEDGING AND CONSENTING TO COMPLETION AGREEMENT AND
TRUE-UP AGREEMENT AND REGARDING ACQUISITION OF CERTAIN WORK
PRODUCT, INFRASTRUCTURE AND REAL PROPERTY**

(SERIES 2026 PROJECT)

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of May, 2026 (the “**Effective Date**”), by and between:

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, as amended, and located in the City of Port St. Lucie, Florida, with a mailing address of 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the “**District**”); and

MATTAMY PALM BEACH LLC, a Delaware limited liability company and the master developer of the lands within the boundary of the District whose address is 3600 Midtown Drive, Suite 1050, Tampa, Florida 33607 (the “**Developer**,” and together with the District, each a “**Party**” and collectively, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, acquiring, operating and/or maintaining certain public infrastructure, including roadways, stormwater management improvements, water and sewer facilities, irrigation facilities, landscape, lighting, signage, furnishings and entry features, and other infrastructure improvements benefiting the lands within the “Southern Grove” mixed-use development; and

WHEREAS, the District has entered into that certain *Second Amended and Restated District Development Interlocal Agreement*, dated July 9, 2013, as amended by that certain *First Amendment to Amended and Restated Agreement*, dated November 15, 2019, and as supplemented by that certain *Joinder to A&R Agreement*, dated December 7, 2022 (the “**District Interlocal Agreement**”), with Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10 (“**District No. 1**”, “**District No. 2**”, “**District No. 3**”, “**District No. 4**”, “**District No. 6**”, “**District No. 7**”, “**District No. 8**”, “**District No. 9**” and “**District No. 10**”, respectively, and all together with the District, the “**Districts**”); and

WHEREAS, pursuant to the District Interlocal Agreement, the Districts have delegated to the District the authority to finance, refinance, acquire, construct/reconstruct, install, and own Community Infrastructure (as defined in the District Interlocal Agreement) that benefits the Districts and enter into contracts in relation to such activities; and

WHEREAS, pursuant to the District Interlocal Agreement, the Districts have currently delegated to District No. 1 (such district or other district hereinafter serving as the administration district under the District Interlocal Agreement being referred to as the “**Administration District**”) the authority to operate and maintain the Community Infrastructure once constructed or acquired by the District; and

WHEREAS, the Developer is the master residential developer of the lands located within the boundaries of the Districts upon which certain Community Infrastructure has or will be constructed (the “**District Lands**”); and

WHEREAS, the District has adopted a master capital improvement plan identifying the scope of the planning, design, engineering, permitting, acquisition, construction, reconstruction, and installation of Community Infrastructure that it may undertake as described in that certain *Second Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements* dated July 9, 2013 as amended by the *Supplemental Master Engineer’s Report for Public Infrastructure Improvements*, dated July 8, 2014, and the *Supplement to Master Engineer’s Report for Public Infrastructure Improvements*, dated August 1, 2019 (the “**Master Engineer’s Report**”); and

WHEREAS, in furtherance of the development of the capital improvement plan, the District and the Developer’s predecessor in title to certain of the District Lands previously entered into that certain *Agreement to Dedicate and Complete- Public Infrastructure*, recorded December 18, 2014 at Book 3700, Page 1922 of the Official Records of St. Lucie County, Florida (the “**Completion Agreement**”) and that certain *True-Up Agreement*, recorded December 18, 2014 at Book 3700, Page 1930 of the Official Records of St. Lucie County, Florida (the “**True-Up Agreement**”); and

WHEREAS, the District presently intends to finance the planning, design, engineering, permitting, acquisition, construction, reconstruction, and installation (hereinafter, the “**Series 2026 Project**”) of certain of the Community Infrastructure (the “**Improvements**”) as detailed in the *Supplemental Engineer’s Report Series 2026 Bonds*, dated April 9, 2026 (the “**Supplemental Engineer’s Report**”), attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the District shall finance a portion of the cost of the Series 2026 Project through the issuance of its \$ [REDACTED] Southern Grove Community Development District No. 5 Special Assessment Bonds, Series 2026 (Community Infrastructure) (the “**Series 2026 Bonds**”); provided that any portion of the Series 2026 Project not funded by the Series 2026 Bonds shall remain eligible to be funded by future bonds issued by the District or another one of the Districts, subject to future proceedings of such issuer; and

WHEREAS, because the Series 2026 Bonds have not yet been issued, the District has not had sufficient monies on hand to allow the District to fund the cost of preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents which would allow the timely commencement and completion of construction of the Improvements (the “**Work Product**”); and

WHEREAS, the District acknowledges the Developer’s need to have the Improvements constructed in an expeditious and timely manner in order to facilitate the development of the applicable District Lands and the Series 2026 Project; and

WHEREAS, the District agrees that it will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the Improvements described in **Exhibit A** until such time as the District closes on the sale of the Series 2026 Bonds; and

WHEREAS, in order to avoid a delay in the commencement of the construction of the Improvements, the Developer has advanced, funded, commenced, and completed and/or will complete certain work to enable the District to expeditiously provide the Improvements and Work Product; and

WHEREAS, the District desires to commence the purchase of certain portions of the Work Product and the Improvements; and

WHEREAS, in conjunction with the acquisition of the Work Product and/or Improvements, the Developer desires to convey the interests in real property sufficient to allow the District to own, and the Administration District to operate and maintain, the Improvements if any such conveyances are appropriate, and such conveyances shall be for no additional consideration and in fee simple, perpetual easement, or other interest as may be in the best interests of the District (the “**Real Property**”); and

WHEREAS, the Developer and the District desire to enter into this Agreement to set forth the process by which the District may acquire the Work Product, Improvements, and/or Real Property.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

SECTION 2. WORK PRODUCT. The District agrees to pay the lesser of the actual cost incurred by the Developer or the reasonable fair market value in preparation of the Work Product in accordance with the provisions of this Agreement. The Developer shall provide copies of any

and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for the Work Product. The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date as the Parties may jointly agree upon (the “**Acquisition Date**”). The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement. The District Engineer shall review all evidence of cost and shall certify to the District’s Board of Supervisors (the “**Board**”) the total actual amount of cost, which, in the District Engineer’s sole opinion, is reasonable for the Work Product. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the trustee (the “**Trustee**”) for the Series 2026 Bonds. In the event that the Developer disputes the District Engineer’s opinion as to cost, the Parties agree to use good faith efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the Parties. Such decision by a third-party engineer shall be set forth in an Engineer’s Affidavit which shall accompany the requisition for the funds from the Trustee. The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the Improvements.

A. The Developer agrees to convey to the District, and solely to the extent permitted by the terms of the Work Product, the Work Product upon payment of the sums determined to be acceptable by the District Engineer and approved by the District’s Board pursuant to and as set forth in this Agreement.

B. The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised; provided, however, that the District agrees and acknowledges that the Developer shall retain the right, title and interest to use the Work Product, and the District shall grant the Developer a license to use the Work Product to the extent reasonably required by the Developer in connection with the ownership, construction, development, and management of the Improvements or other lands owned by the Developer to which such Work Product pertains. To the extent determined necessary by the District, the Developer shall use commercially reasonable efforts to obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.

C. Except as otherwise separately agreed by the Parties with respect to any particular acquisition of Work Product, and without intending to modify any of the other terms of this Agreement, any conveyance of Work Product shall be on an “AS-IS” basis,

and without any representation or warranty from the Developer to the District in respect thereto.

D. The Developer agrees to make reasonable good faith efforts, but without imposing any requirement on Developer to pay for additional warranty rights on behalf of the District, to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, a warranty that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Supplemental Engineer's Report.

E. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.

SECTION 3. IMPROVEMENTS. The Developer has expended certain funds on behalf of the District relating to the development of the Improvements in advance of the issuance of the Series 2026 Bonds. The District agrees to acquire or otherwise reimburse the Developer for those portions of the Improvements which have been commenced or were completed prior to the issuance of the Series 2026 Bonds, and agrees to acquire all remaining Improvements comprising the Series 2026 Project upon completion, subject to the terms and conditions hereof. When a portion of the Improvements is ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. Developer agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid; (ii) instruments of conveyance such as special warranty bills of sale or such other instruments as may be reasonably requested by the District; and (iii) any other releases, indemnifications, or documentation as may be reasonably requested by the District. Any Real Property interests necessary for the functioning of the Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 4 herein. The District Engineer in consultation with District Counsel shall determine in writing whether the infrastructure to be conveyed is a part of the Series 2026 Project, and if so, shall provide Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process described in Section 2 above. The District Manager shall determine, in writing, whether the District has, based on the Developer's estimate of cost, sufficient unencumbered funds to acquire the improvement; provided, however, that the lack of sufficient unencumbered funds shall not relieve the District of its obligation to acquire Improvements necessary to effectuate the Series 2026 Project, subject to applicable legal requirements and the terms of this Agreement. Notwithstanding the foregoing, the District shall not be required to levy assessments or issue additional bonds to reimburse the Developer.

A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to a third-party governmental entity, then the Developer agrees to cooperate and provide such

certifications, warranties, representations or other items as may be required by that governmental entity, if any.

B. The District Engineer shall certify as to the actual cost of any improvement built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the reasonable fair market value of the improvement, whichever is less, as determined by the District Engineer, but solely to the extent that the District has amounts available in the acquisition and construction account established for the Series 2026 Bonds under the trust indentures relating to the Series 2026 Bonds, subject to the requisition and other governing provisions of such indentures, and subordinate in all respects to the obligation of the District and the other applicable Districts to pay debt service and make other required payments relating to the Series 2026 Bonds under such indentures.

C. The Developer agrees to cooperate in the transfer of any permits to the District and/or the Administration District, or another governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.

D. Nothing herein shall require the District to accept any Work Product and/or Improvements unless the District Engineer, in his or her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are as set forth in the Supplemental Engineer's Report; (ii) the price for such Work Product and/or Improvements is equal to or less than each of (a) the cost actually paid to develop and/or install the Work Product and/or Improvements by the Developer or (b) the reasonable fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District and/or the Administration District, and have been transferred, or are capable of being transferred, to the District and/or the Administration District for operations and maintenance responsibilities. If the District Engineer provides all certifications required by this Section 3(D), the District shall be obligated to accept and acquire the applicable Work Product and/or Improvements in accordance with this Agreement.

SECTION 4. CONVEYANCE OF REAL PROPERTY.

A. **Conveyance.** In the event that Real Property interests are to be conveyed by the Developer and acquired by the District in connection with the acquisition of the Improvements, and as mutually agreed upon by the Parties, then in such event, the Developer agrees that it will convey to the District for no additional consideration at or prior to the Acquisition Date by a special warranty deed, or non-exclusive easement, as

reasonably acceptable to the District together with a metes and bounds or other legal description, the Real Property upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to the Improvements. The District may determine in its reasonable discretion that fee title is not necessary and, in such cases, shall accept such other interest in the lands upon which the Improvements are constructed as the District deems reasonably acceptable provided that such interest is a public right of way or easement. Such special warranty deed or other instrument may be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of Southern Grove) not inconsistent with the District's use, occupation or enjoyment thereof or which otherwise adversely impacts the federal tax-exempt status of the Series 2026 Bonds. The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys said lands to the District. At the time of conveyance, the District may require, at Developer's expense, an owner's title insurance policy in a form satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the Developer shall cure such defects at no expense to the District upon receipt of notice of such defects.

B. Boundary or Other Adjustments. The Parties agree that reasonable future boundary adjustments may be made as deemed necessary and approved by both Parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership; provided, however, that such future boundary adjustments shall not affect the ability of the Developer to have the lots developed. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs.

SECTION 5. TAXES, ASSESSMENTS, AND COSTS.

A. Taxes and assessments on property being acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the St. Lucie County Tax Collector an amount equal to the current ad valorem taxes and non-ad valorem assessments prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

1. If and only to the extent the property acquired by the District is subject to ad

valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.

2. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

B. Notice. The Parties agree to provide notice to the other within ten (10) days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments or costs imposed on the property acquired by the District as described in Subsection A above. The Developer covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Developer fails to make timely payment of any such taxes or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

C. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

SECTION 6. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS. The Parties hereby agree that an acquisition of all or portions of the Series 2026 Project by the District may be completed prior to the District obtaining proceeds from the Series 2026 Bonds ("**Prior Acquisitions**"). The District agrees to pursue the issuance of the Series 2026 Bonds in good faith and, within thirty (30) days from the issuance of such Series 2026 Bonds, to make payment for any Prior Acquisitions completed pursuant to the terms of this Agreement; provided, however, that in the event Bond Counsel determines that any such Prior Acquisitions are not properly compensable for any reason, including, but not limited to, federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Prior Acquisitions. Interest shall not accrue on the amounts owed for any Prior Acquisitions. In the event the District does not or cannot issue the Series 2026 Bonds within five (5) years from the date of this Agreement through no fault of the Developer, and, thus does not make payment to the Developer for the Prior Acquisitions, the Parties agree that the District shall have no reimbursement obligation with respect to amounts funded from the proceeds of the Series 2026 Bonds; provided, however, that in such event (i) the District shall use good faith efforts to identify and pursue alternative lawful funding

mechanisms to compensate the Developer for the Prior Acquisitions, and (ii) any Real Property conveyed to the District for no consideration in connection with any Prior Acquisition shall, at the Developer's election, be reconveyed to the Developer at no cost subject to the Developer entering into a perpetual non-exclusive easement with the District, and any other entities that the District deems appropriate, over such property in the event that Improvements are constructed on such property. The Developer acknowledges that the District intends to convey some or all of the Improvements to the City of Port St. Lucie and/or St. Lucie County and consents to the District's conveyance of such improvements prior to payment for any Prior Acquisitions.

SECTION 7. IMPACT FEE CREDITS.

A. The District acknowledges that it has previously concurred with that certain *Assignment and Direction*, recorded as Instrument 3317480 in the Official Records of St. Lucie County, Florida and that certain *Assignment and Transfer of Public Road Credits to Mattamy Palm Beach LLC and Port St. Lucie Governmental Finance Corporation*, recorded as Instrument 4839832 in the Official Records of St. Lucie County, Florida relative to the receipt and use of certain impact fee credits generated pursuant to that certain *Settlement Agreement Including Impact Fee Credit Agreement*, by and between St. Lucie County, Florida, Horizons St. Lucie Development, LLC, Horizons Acquisition 5, LLC, and Tradition Development Co., LLC recorded as Instrument 3134744 in the Official Records of St. Lucie County, Florida (collectively, the "**Impact Fee Agreement**").

B. Notwithstanding the foregoing, to the extent that the development of the Series 2026 Project generates impact fee credits (hereinafter, the "**Credits**") for the construction of improvements outside the scope of the Impact Fee Agreement, i) in recognition of the potential for uncertain market for and limited value of the Credits, and ii) as consideration for the Parties undertaking the development of the Series 2026 Project and the issuance of the Series 2026 Bonds as discussed herein, the Parties agree that the Developer may retain any such Credits, provided that the Developer, in proportion to such Credits, either i) contributes a corresponding amount of Improvements, Work Product, and/or Real Property to the District, and/or ii) prepays debt service special assessments securing the Series 2026 Bonds. Notwithstanding the foregoing, the Developer acknowledges and agrees that any Credits utilized by the Developer shall be restricted to use within the Southern Grove development, and that the cost of the impact fees that the Credits are being utilized to offset shall not thereafter be passed on to builders or end-users. Alternatively, the District may directly receive the Credits or the Developer may provide to the District the proceeds of the Credits, based on the then-existing market value of the Credits, for use in acquiring and/or constructing additional portions of the Series 2026 Project. Within thirty (30) days of receipt of any Credits by the Developer, the Developer shall provide written notice to the District identifying the manner in which it plans to utilize such Credits as set forth hereinabove.

SECTION 8. ACKNOWLEDGMENT AND CONSENT TO COMPLETION AGREEMENT AND TRUE-UP AGREEMENT. The Developer acknowledges and agrees that the Completion Agreement and True-Up Agreement are valid, binding, and enforceable by the District in accordance with its

terms against the Developer, and its successors and assigns.

SECTION 9. DEFAULT. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance, but excluding special, consequential or punitive damages.

SECTION 10. INDEMNIFICATION. For all actions or activities which occur prior to the Acquisition Date of the relevant Real Property, Improvement or Work Product hereunder, the Developer agrees to indemnify and hold harmless the District and its officers, staff, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or claims of any nature arising out of, or in connection with, the use by the Developer, its officers, agents, employees, invitees or affiliates, of the Real Property, Improvement, or Work Product, including litigation or any appellate proceedings with respect thereto, irrespective of the date of the initiation or notice of the claim, suit, etc.; provided, however, that the Developer shall not indemnify the District for a default by the District under this Agreement or the use of such Real Property, Improvement or Work Product by the District, its engineers, employees, contractors, or such persons' or entities' negligence.

SECTION 11. ENFORCEMENT OF AGREEMENT. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing Party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

SECTION 13. AMENDMENTS. This Agreement may be modified in writing only by the mutual agreement of all Parties, and with the prior written consent of the Trustee and the holders owning a majority of the aggregate principal amount of the Series 2026 Bonds then outstanding.

SECTION 14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the both the District and the Developer. The District and the Developer have each complied with all the requirements of law. The District and the Developer each have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 15. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First-Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. If to the District:** Southern Grove Community
Development District No. 5
2501-A Burns Road

Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: Mattamy Palm Beach LLC
3600 Midtown Drive, Suite 1050
Tampa, Florida 33607
Attn: Nicole Swartz

With a copy to: Kilinski |Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Jennifer Kilinski

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 16. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm’s length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either Party hereto.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties

and their respective representatives, successors, and assigns. Notwithstanding the foregoing, nothing in this Section shall be construed as impairing or modifying the rights of any holders of Series 2026 Bonds (the “**Bondholders**”) issued by the District for the purpose of acquiring any Work Product, Improvements, and/or Real Property. Also, notwithstanding anything herein to the contrary, the Trustee for the Series 2026 Bonds, on behalf of the Bondholders, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and shall, acting at the written direction of the holders of a majority of the aggregate principal amount of the Series 2026 Bonds then outstanding, be entitled to cause the District to enforce the Developer’s obligations hereunder.

SECTION 18. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either Party only upon the prior written consent of the other Party, which consent shall not be unreasonably withheld, and the prior written consent of the Trustee and Bondholders owning a majority of the aggregate principal amount of the Series 2026 Bonds then outstanding. Upon the merger, amendment, or name change of the District, the Agreement will be assumed by operation of law by the District’s successor in interest and no consent to such assumption shall be required.

SECTION 19. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in St. Lucie County, Florida.

SECTION 20. TERMINATION. This Agreement may be terminated by the District without penalty in the event that the District does not issue its proposed Series 2026 Bonds within five (5) years from the date of this Agreement.

SECTION 21. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

SECTION 22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable; provided, however, that if any provision relating to the District's obligation to acquire the Improvements and Real Property necessary to effectuate the Series 2026 Project is held invalid or unenforceable, the Parties agree to negotiate in good faith to replace such provision with a valid and enforceable provision that most closely reflects the original intent to bind the District to complete such acquisitions.

SECTION 23. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law; provided, however, that nothing in this Section shall limit or impair the District’s contractual obligations under this

Agreement to acquire the Improvements, Work Product and Real Property necessary to effectuate the Series 2026 Project, which obligations constitute valid and enforceable contractual commitments that bind the District, subject only to the District's statutory powers and the availability of lawful funding mechanisms authorized under Chapter 190, *Florida Statutes*, including, but not limited to, the District's ability to issue bonds, levy assessments, and utilize other financing tools available to community development districts.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on Next Page]

IN WITNESS WHEREOF, the Parties execute this Agreement, to be effective as of the Effective Date.

Attest:

**SOUTHERN GROVE COMMUNITY DEVELOPMENT
DISTRICT NO. 5**

Secretary / Assistant Secretary

William Pittsley
Chairperson, Board of Supervisors

MATTAMY PALM BEACH LLC, a Delaware
limited liability company

Witness (Print Name)

By: _____
Its: _____

Exhibit A: *Supplemental Engineer's Report Series 2026 Bonds*, dated April 9, 2026

Exhibit A

Supplemental Engineer's Report Series 2026 Bonds, dated April 9, 2026

RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 7 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within St. Lucie County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7:

SECTION 1. A public hearing will be held to adopt the Uniform Method on June 3, 2026 at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 8 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within St. Lucie County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8:

SECTION 1. A public hearing will be held to adopt the Uniform Method on June 3, 2026 at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 10 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within St. Lucie County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “Board”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the “Uniform Method”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10:

SECTION 1. A public hearing will be held to adopt the Uniform Method on June 3, 2026 at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

**Southern Grove Community Development District
BOARD AGENDA ITEM
Board Meeting Date: May 6, 2026**

**Subject: SG - Tambone SG 7.36 Acres- SWM
Work Authorization No. WA-19-144-259
C&T Project No. 19-144.SG10.11.0426.W**

Background:

On April 9, 2026, the Southern Grove CDD Engineer received a Surface Water Management Work Authorization application for the “Tambone SG 7.36 Acres” project, a 7.36-acre lot Located north of SW Destination Way and East of SW village parkway. The applicant is seeking approval to install a 60-inch RCP within the existing 30-foot drainage easement located on the east side of the lot. The applicant is not currently proposing any impervious surface or building on the lot with this application. The Parcel ID for the proposed project is 4322-801-0005-000-5.

Recommended Action:

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer’s satisfaction.

Location: Southern Grove Community Development District CDD.10

Within Tradition Irrigation Service Area? No

Fiscal Information: This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

April 28, 2026



SG - Tambone SG 7.36 Acres
WA#: 19-144-259
Project #: 19-144.SG10.11.0426.W

Legend
 [White outline] Subject Property
 [Grey outline] Other Parcels

P:\Proj-2019\19-085 Tradition CDD\GIS\19-085 Base GIS\19-085 Base.aprx



Work Authorization #:
 19-144-259
 Project #:
 19-144.SG10.11.0426.W
 Scale: 1" = 1,500'
 Date: 4/22/2026

EXHIBIT 1
SG - TAMBONE SG 7.36
ACRES
SITE LOCATION MAP

**Southern Grove Community Development District
BOARD AGENDA ITEM
Board Meeting Date: May 6, 2026**

Subject: **SG - Southern Grove Plat No. 50**
 Work Authorization No. WA-19-144-260
 C&T Project No. 19-144.SG10.11.0426.P

Background:

On April 14, 2026, the Southern Grove CDD Engineer received a subdivision Plat application for “**Southern Grove Plat No. 50**”, a 7.36-acre lot Located north of SW Destination Way and East of SW village parkway. The applicant is seeking to subdivide the existing 7.36-acre parcel into two (2) parcels; Parcel 1 in the north (3.518 acres) & Parcel 2 in the south (3.839 acres). The Parcel ID for the existing lot is 4322-801-0005-000-5.

Recommended Action:

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer’s satisfaction.

Location: Southern Grove Community Development District CDD.10

Within Tradition Irrigation Service Area? No

Fiscal Information: This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:



Item Prepared by: Stefan K. Matthes, PE

April 28, 2026



SG - Southern Grove Plat No. 50
WA#: 19-144-260
Project #: 19-144.SG10.11.0426.P

Legend

-  Subject Property
-  FDOR Cadastral 2025

Work Authorization #:
 19-144-260
 Project #:
 19-144.SG10.11.0426.P
 Scale: 1" = 1,500'
 Date: 4/27/2026

EXHIBIT 1
SG - SOUTHERN
GROVE PLAT NO. 50
SITE LOCATION MAP



Southern Grove Community Development Districts #1-10

**Financial Report
Fiscal Year 2025/2026
October 1, 2025 - March 28, 2026**

FINANCIAL REPORT
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - MARCH 31, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 3/31/26 ACTUALS	% Of Budget
REVENUES			
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,170,300	2,953,576	93%
BOND PREPAYMENTS	0	26,126	0%
ON-ROLL ASSESSMENTS - Administrative	751,622	715,119	95%
ON-ROLL ASSESSMENTS - Maintenance	1,532,319	1,457,900	95%
OTHER INCOME (Eng Rev, Interest, Application)	150,000	175,945	117%
STORMWATER	1,200,000	1,356,131	113%
Total Revenues	\$ 6,804,241	\$ 6,684,796	98%
EXPENDITURES - ADMIN			
ARBITRAGE FEE	6,500	0	0%
AUDIT	60,000	0	0%
DISSEMINATION AGENT	4,000	0	0%
DISTRICT COUNSEL	60,000	49,384	82%
MANAGEMENT	76,442	38,221	50%
CONSULTING FEE	0	0	0%
ASSESSMENT ROLL	6,000	0	0%
TIF/SAD REBATE ANALYSIS	110,000	0	0%
DUES, LICENSES & FEES	1,750	2,000	114%
ENGINEERING	175,000	92,614	53%
GENERAL INSURANCE	65,000	104,638	161%
WEB SITE MAINTENANCE	7,500	3,750	50%
LEGAL ADVERTISING	5,300	2,167	41%
TRAVEL AND PER DIEM	600	106	18%
OFFICE SUPPLIES	1,400	2,564	183%
OFFICE RENT	22,000	65,105	296%
POSTAGE & SHIPPING	1,000	4	0%
COPIES	2,500	0	0%
SUPERVISOR FEES	24,000	0	0%
CONTINGENCY ADMIN	50,000	7,035	14%
CONTINUING DISCLOSURE	0	0	0%
TRUSTEE SERVICES	12,500	8,278	66%
TOTAL ADMIN EXPENSES	691,492	375,864	54%
EXPENDITURES - MAINT			
AQUATIC MAINTENANCE	100,000	0	0%
BULDING MAINTENANCE	200,000	0	0%
COMMUNITY AREA MAINTENANCE	177,000	62,279	35%
TIM OPERATIONS	650,000	0	0%
CONTINGENCY	180,100	0	0%
DEVELOPMENT COORDINATOR	33,383	16,692	50%
ELECTRIC	25,000	6,347	25%
ENGINEERING - MAINT.	175,000	0	0%
FIELD MANAGEMENT	177,250	38,625	22%
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	3,810	95%
IRRIGATION PARTS & REPAIRS	20,000	3,604	18%
IRRIGATION WATER	2,000	0	0%
LANDSCAPE MAINTENANCE	331,000	196,338	59%
SIDEWALK CLEANING AND REPAIR	30,000	41,276	138%
SIGNAGE	10,000	0	0%
STORMWATER MAINTENANCE	575,000	306,966	53%
STREETLIGHT MAINTENANCE AND REPAIR	20,000	0	0%
TREE/PLANT REPLACEMENT & TRIM	50,000	0	0%
TOTAL MAINTENANCE EXPENSES	2,759,733	675,937	24%
Total Expenditures	\$ 3,451,225	\$ 1,051,801	30%
EXCESS / (SHORTFALL)	\$ 3,353,016	\$ 5,632,995	168%
PAYMENT TO TRUSTEE	(2,916,676)	(2,781,947)	95%
PREPAYMENTS TO TRUSTEE	-	(26,126)	
CAPITAL OUTLAY	-	-	
BALANCE	\$ 436,340	\$ 2,824,922	
COUNTY APPRAISER & TAX COLLECTOR FEE	(218,170)	(208,982)	96%
DISCOUNTS FOR EARLY PAYMENTS	(218,170)	(200,253)	92%
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,415,688	

Southern Grove CDD 1
Balance Sheet
 As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1068	6,160,500.91
01-1001 · Valley Bank-Special Bond Acct	2,227,637.83
1072 · Bill.com Money Out Clearing	-14,277.51
Total Checking/Savings	8,373,861.23
Accounts Receivable	
01-1200 · Accounts Receivable	251,547.80
Total Accounts Receivable	251,547.80
Total Current Assets	8,625,409.03
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-2,978.00
Total Other Assets	-2,978.00
TOTAL ASSETS	8,622,431.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	163,700.01
Total Accounts Payable	163,700.01
Other Current Liabilities	
01-2024 · Due To Other Gov Units-Fishkind	750.02
01-2025 · Deposits - Engr Deposit	33,893.55
01-2026 · Deferred Revenue - SAD/TIF	65,640.88
01-2027 · Due to CDD2	79,683.04
01-2028 · Due to CDD3	74,119.34
01-2029 · Due to CDD4	154,314.14
01-2030 · Due to CDD5	1,784,881.04
01-2031 · Due to CDD6	84,689.73
01-2032 · Due to CDD7	68,167.46
01-2033 · Due to CDD8	61,621.67
01-2034 · Due to CDD9	35,024.31
01-2035 · Due to CDD10	62,571.93
01-2051 · AP Other - Future Bonds	963,719.38
Total Other Current Liabilities	3,469,076.49
Total Current Liabilities	3,632,776.50
Total Liabilities	3,632,776.50
Equity	
30000 · Opening Balance Equity	206,446.32
99-9999 · Retained Earnings	2,367,520.57
Net Income	2,415,687.64
Total Equity	4,989,654.53
TOTAL LIABILITIES & EQUITY	8,622,431.03