SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT

ST. LUCIE COUNTY

REGULAR BOARD MEETING
& PUBLIC HEARING
OCTOBER 23, 2026
2:00 P.M.

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

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

AGENDA
SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc.
10521 SW Village Center Dr, Suite 203
Port St. Lucie, FL 34987
Conference Call Info
Call In: (800) 743-4099 Passcode: 4394800
REGULAR BOARD MEETING & PUBLIC HEARING
October 23, 2026
2:00 P.M.

A. Call to Order
B. Proof of Publication……..Page 1
C. Consider Board Member Resignation
D. Establish Quorum
E. Additions or Deletions to Agenda
F. Comments from the Public for Items Not on the Agenda
G. Approval of Minutes
    1. June 26, 2026 Regular Board Meeting Minutes……..Page 2
H. Public Hearing
    1. Proof of Publication……Page 5
    2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
    3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
I. Old Business
J. New Business
    1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule..Page 13
    2. Consider Resolution No. 2026-06 – Goals and Objectives Annual Report……Page 15
    3. Consider Resolution No. 2026-07 – Adopting Fiscal Year 2025/2026 Amended Budget.…Page 18
K. Administrative and Operational Matters
L. Board Members & Staff Closing Comments
M. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

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

The Board of Supervisors (Board) of the Seagrove Community Development District (District) will hold a public hearing on October 23, 2026, at 2:00 p.m. at Special District Services, Inc., Tradition Management Offices located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning October 1, 2026, through September 30, 2027, (Fiscal Year 2026/2027). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 (District Managers Office), during normal business hours.

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

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

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

District Manager
#12667648; 10/2 10/9/2026

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 26, 2026

A. CALL TO ORDER

District Manager Frank Sakuma called the Regular Board Meeting of the Seagrove Community Development District (the "District") to order at 2:27 p.m. at 10521 SW Village Center Dr, Ste 203, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof of publication confirming that the Notice of the Regular Meeting had been published in the ***St. Lucie News Tribune*** on October 17, 2025, as part of the District's Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the presence of the following Board Members:

- **Chairman:** Gregory Pettibon (Present)
- **Supervisor:** Jared Shaver (Present)

Also in attendance were:

- **District Manager:** Frank Sakuma, Special District Services, Inc.
- **District Manager:** Stephanie Brown, Special District Services, Inc.
- **District Counsel:** Ginger E. Wald (via phone), Billing, Cochran
- **District Engineer:** Tim Foster (via phone), Caulfield & Wheeler

D. ADDITIONS OR DELETIONS TO AGENDA

- Resignation of Kayla Holody

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver, to accept the resignation for Kayla Holody. The **motion** passed unanimously.

Mr. Pettibon nominated Claudio Costa.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver to appoint Claudio Costa to the Sea Grove CDD Board vacant seat #5 expiring November 2029, seconded by Mr. Shaver. The **motion** passed unanimously.

Mr. Sakuma administered the Oath of Office to Mr. Costa and he was seated.

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

There were no public comments.

F. APPROVAL OF MINUTES

1. January 30, 2026, Regular Board Meeting Minutes

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown, approving the January 26, 2026, Regular Board Meeting minutes as presented. The **motion** passed unanimously.

G. OLD BUSINESS

There were no Old Business items to discuss.

H. NEW BUSINESS

1. Consider Resolution No. 2026-03 Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver, adopting Resolution No. 2026-03, Adopting a Proposed Fiscal Year 2026/2027 Budget as presented and setting the Public Hearing for August 28, 2026 at 2:00 p.m. The **motion** passed unanimously.

2. 2026 Legislative Memo

District Counsel Ginger Wald provided a summary of legislative updates from the most recent legislative session. Highlights include:

- Sovereign immunity statute to raise liability caps
- New exemption that allows districts to hold closed attorney-client meetings during a 90-day notice period for claims brought under the Bert J. Harris Jr. Private Property Rights Protection Act
- Establishment of a Local Government Cybersecurity Protection Program
- Establishment of a formal recall process for elected board members
- Requirement of local governments to accept electronic forms of payment

I. ADMINISTRATIVE AND OPERATIONAL MATTERS

Mr. Sakuma reminded the board that the Form 1 must be filed by July 1, 2026.

Ms. Wald reminded the Board to complete the annual ethics training by December 31, 2026.

Election of Officers

A **motion** was made by Ms. Brown, seconded by Mr. Shaver, to approve the slate of Officers as presented below. The **motion** passed unanimously.

Chair – Jared Shaver
Vice Chair – Bojana Brown
Secretary/Treasurer – Frank Sakuma
Assistant Secretary – Greg Pettibon
Assistant Secretary – Claudio Costa

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no additional comments from Board Members or staff.

K. ADJOURN

With no further business to address, the Board Meeting was adjourned at 2:47 p.m. by Mr. Pettibon, seconded by Mr. Shaver. There were no objections.

_____ _____

Secretary Chairperson

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

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

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A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 (District Managers Office), during normal business hours.

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

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

District Manager
#12667648; 10/2 10/9/2026

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190*, FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Seagrove Community Development District ("District") has prepared a Proposed Operating Fund Budget for Fiscal Year 2026/2027, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2026/2027 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Operating Fund Budget for Fiscal Year 2026/2027 attached hereto as Exhibit "A" is accepted, approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 23rd day of October, 2026.

ATTEST:

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Seagrove
Community Development District

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

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IV ASSESSMENT COMPARISON

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

REVENUES	**FISCAL YEAR 2026/2027 BUDGET**
O&M Assessments	104,511
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	1,105,407
Interest Income	780
TOTAL REVENUES	**$ 1,210,698**
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,040
Legal	13,000
Assessment Roll	7,500
Audit Fees	4,700
Arbitrage Rebate Fee	650
Insurance	6,100
Legal Advertisements	1,750
Miscellaneous	700
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,500
Dissemination Services	2,500
Continuing Disclosure Fee	500
Total Administrative Expenditures	**$ 80,815**
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	500
Total Maintenance Expenditures	**$ 3,500**
TOTAL EXPENDITURES	**$ 84,315**
REVENUES LESS EXPENDITURES	**$ 1,126,383**
Bond Payments	(1,039,083)
BALANCE	**$ 87,300**
County Property Appraiser Fee	(23,724)
County Tax Collector Fee	(23,724)
Discounts For Early Payments	(47,447)
EXCESS/ (SHORTFALL)	**$ (7,595)**
Carryover From Prior Year	7,595
NET EXCESS/ (SHORTFALL)	**$ -**

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O&M Assessments	0	104,563	104,511	Expenditures Less Interest/.94
Developer Contribution - O&M	68,683	0	0	
Developer Contribution - Debt	647,073	0	0	
Debt Assessments	0	1,105,407	1,105,407	Bond Payments/.94
Interest Income	1,509	480	780	Projected At $65 Per Month
TOTAL REVENUES	**$ 717,265**	**$ 1,210,450**	**$ 1,210,698**	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,044	38,040	CPI Adjustment
Legal	8,736	25,000	13,000	FY 25/26 Expenditure Through Jan 2025 Was $3,677
Assessment Roll	7,500	7,500	7,500	No Change From 2025/2026 Budget
Audit Fees	4,400	4,600	4,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	5,200	5,700	6,100	FY 24/25 Expenditure Was $5,512
Legal Advertisements	565	3,000	1,750	$1,250 Decrease From 2025/2026 Budget
Miscellaneous	20	1,400	700	$700 Decrease From 2025/2026 Budget
Postage	128	200	200	No Change From 2025/2026 Budget
Office Supplies	222	1,500	500	$1,000 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,246	4,500	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Continuing Disclosure Fee	500	1,000	500	$500 Decrease From 2025/2026 Budget
Total Administrative Expenditures	**$ 68,342**	**$ 94,769**	**$ 80,815**	
Maintenance Expenditures				
Engineering/Inspections	1,855	2,000	3,000	$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	2,000	500	$1,500 Decrease From 2025/2026 Budget
Total Maintenance Expenditures	**$ 1,855**	**$ 4,000**	**$ 3,500**	
TOTAL EXPENDITURES	**$ 70,197**	**$ 98,769**	**$ 84,315**	
REVENUES LESS EXPENDITURES	**$ 647,068**	**$ 1,111,681**	**$ 1,126,383**	
Bond Payments	(647,073)	(1,039,083)	(1,039,083)	2027 Principal & Interest Payments
BALANCE	**$ (5)**	**$ 72,598**	**$ 87,300**	
County Property Appraiser Fee	0	0	(23,724)	Two Percent Of Total Assessment Roll
County Tax Collector Fee	0	(24,199)	(23,724)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(48,399)	(47,447)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ (5)**	**$ -**	**$ (7,595)**	
Carryover From Prior Year	0	0	7,595	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$ (5)**	**$ -**	**$ -**	

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	27,552	2,000	2,000	Projected Interest For 2026/2027
Developer Contribution	647,073	0	0	
NAV Tax Collection	0	1,039,083	1,039,083	Maximum Debt Service Collection
Total Revenues	**$ 674,625**	**$ 1,041,083**	**$ 1,041,083**	
EXPENDITURES				
Principal Payments	250,000	260,000	270,000	Principal Payment Due In 2027
Interest Payments	650,558	777,751	766,489	Interest Payments Due In 2027
Transfer To Construction Fund	22,797	1,500	1,500	
Bond Redemption	0	1,832	3,094	Estimated Excess Debt Collections
Total Expenditures	**$ 923,355**	**$ 1,041,083**	**$ 1,041,083**	
Excess/ (Shortfall)	**$ (248,730)**	**$ -**	**$ -**	

Notes

Capitalized Interest Was Set-Up Through December 2024.

Series 2024 Bond Information

Original Par Amount =	$16,000,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.25% - 5.20%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	August 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/26 =	$15,750,000		

Seagrove Community Development District
Assessment Comparison

	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	**Fiscal Year 2026/2027 Projected Assessment Before Discount***
O & M Assessment For Townhomes	$ -	$ 159.64	**$ 159.57**
Debt Assessment For Townhomes	$ -	$ 1,542.55	**$ 1,542.55**
Total	**$ -**	$ 1,702.19	**$ 1,702.12**
O & M Assessment For Single Familys 40'	$ -	$ 159.64	**$ 159.57**
Debt Assessment For Single Family's 40'	$ -	$ 1,648.94	**$ 1,648.94**
Total	**$ -**	$ 1,808.58	**$ 1,808.51**
O & M Assessment For Single Familys 50'	$ -	$ 159.64	**$ 159.57**
Debt Assessment For Single Family's 50'	$ -	$ 1,861.70	**$ 1,861.70**
Total	**$ -**	$ 2,021.34	**$ 2,021.27**

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Townhomes	306
Single Family's 40'	74
Single Family's 50'	275
Total Units	655

RESOLUTION NO. 2026-05

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

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

PASSED, ADOPTED and EFFECTIVE this 23rd day of October, 2026.

ATTEST:

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

BOARD OF SUPERVISORS' MEETING DATES
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Seagrove Community Development District (the "District) will hold their regular meetings for Fiscal Year 2026/2027 at 2:00 p.m. at Special District Services, Inc. located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, FL 34987, as follows:

October 30, 2026
January 29, 2027
February 26, 2027
March 26, 2027
April 30, 2027
May 28, 2027
June 25, 2027
July 30, 2027
August 28, 2027
September 24, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.seagrovecdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

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

District Manager

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT

www.seagrovecdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE

RESOLUTION NO. 2026-06

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

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

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

WHEREAS, the District adopted Resolution 2024-05 on August 30, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 23rd day of October, 2026.

ATTEST:	**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

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

Performance Measures:

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

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

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

Performance Measures:

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

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

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

Performance Measures:

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

RESOLUTION NO. 2026-07

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

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

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

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted by the Board.

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

PASSED, ADOPTED and EFFECTIVE this 23rd day of October, 2026.

ATTEST:

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chair/Vice Chair

Seagrove
Community Development District

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

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

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	104,563	**105,358**	105,358
Debt Assessments	1,105,407	**1,106,036**	1,106,036
Developer Contribution - Debt	0	**391,638**	391,638
Interest Income	480	**4,100**	3,974
TOTAL REVENUES	**$ 1,210,450**	**$ 1,607,132**	**$ 1,607,006**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**0**	0
Management	37,044	**37,044**	37,044
Legal	25,000	**11,000**	8,978
Assessment Roll	7,500	**7,500**	7,500
Audit Fees	4,600	**4,500**	4,500
Arbitrage Rebate Fee	650	**650**	0
Insurance	5,700	**5,512**	5,512
Legal Advertisements	3,000	**2,000**	905
Miscellaneous	1,400	**500**	105
Postage	200	**105**	94
Office Supplies	1,500	**450**	409
Dues & Subscriptions	175	**175**	175
Trustee Fees	4,500	**4,246**	4,246
Dissemination Services	2,500	**2,500**	2,500
Continuing Disclosure Fee	1,000	**500**	500
Assessment Fees - Property Appraiser	0	**24,211**	24,211
Total Administrative Expenditures	**$ 94,769**	**$ 100,893**	**$ 96,679**
Maintenance Expenditures			
Engineering/Inspections	2,000	**3,710**	2,710
Miscellaneous Maintenance	2,000	**500**	0
Field Operations	0	**0**	0
Total Maintenance Expenditures	**$ 4,000**	**$ 4,210**	**$ 2,710**
TOTAL EXPENDITURES	**$ 98,769**	**$ 105,103**	**$ 99,389**
REVENUES LESS EXPENDITURES	**$ 1,111,681**	**$ 1,502,029**	**$ 1,507,617**
Bond Payments	(1,039,083)	**(1,433,191)**	(1,433,191)
BALANCE	**$ 72,598**	**$ 68,838**	**$ 74,426**
County Appraiser & Tax Collector Fee	(24,199)	**(23,266)**	(23,266)
Discounts For Early Payments	(48,399)	**(47,315)**	(47,315)
EXCESS/ (SHORTFALL)	**$ -**	**$ (1,743)**	**$ 3,845**

FUND BALANCE AS OF 9/30/25	$30,999
FY 2025/2026 ACTIVITY	($1,743)
FUND BALANCE AS OF 9/30/26	$29,256

AMENDED FINAL BUDGET

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	2,000	**36,000**	34,881
Bond Proceeds (Debt Service)	0	**1,041,553**	1,041,553
NAV Assessment Collection	1,039,083	**391,638**	391,638
Other Revenue	0	**0**	0
Developer Contribution - Debt	0	**0**	0
Total Revenues	**$ 1,041,083**	**$ 1,469,191**	**$ 1,468,072**
EXPENDITURES			
Principal Payments	260,000	**260,000**	260,000
Interest Payments	777,751	**783,276**	783,276
Bond Redemption	1,500	**0**	0
Transfer To Construction Account	1,832	**20,241**	17,241
Total Expenditures	**$ 1,041,083**	**$ 1,063,517**	**$ 1,060,517**
Excess/ (Shortfall)	**$ -**	**$ 405,674**	**$ 407,555**

FUND BALANCE AS OF 9/30/25	$524,854
FY 2025/2026 ACTIVITY	$405,674
FUND BALANCE AS OF 9/30/26	$930,528

Notes

Reserve Fund Balance = $519,541*. Revenue Fund Balance = $412,868*.

Revenue Fund Balance To Be Used To Make 12/15/2026 Interest Payment Of $386,113.

* Approximate Amounts

Series 2024 Bond Information

Original Par Amount =	$16,000,000	Annual Principal Payments Due:
Interest Rate =	4.25% - 5.2%	June 15th
Issue Date =	August 2024	Annual Interest Payments Due:
Maturity Date =	June 2054	June 15th & December 15th
Par Amount As Of 9/30/26 =	$15,490,000	