



**EAGLE BEND
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 30, 2026
1:00 P.M.**

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

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

AGENDA
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987-1930
REGULAR BOARD MEETING & PUBLIC HEARING
July 30, 2026
1:00 P.M.
1 (800) 743-4099
PARTICIPANT PASSCODE: 6317098

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Publication Date
2026-07-22

Subcategory
Miscellaneous Notices

EAGLE BEND 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 Eagle Bend Community Development District (District) will hold a public hearing on July 30, 2026, at 1:00 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 budgets 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

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

www.eaglebendcdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 07/15/26 & 07/22/26

TCN12476252

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
SPECIAL MEETING MINUTES
JULY 8, 2026**

A. CALL TO ORDER

District Manager Stephanie Brown called the July 8, 2026, Special Board Meeting* of the Eagle Bend Community Development District (the “District”) to order at 11:11 a.m. at the offices of Special District Services located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

**Note: The Special Meeting was delayed to establish quorum.*

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Special Board Meeting had been published in *St. Lucie News Tribune* on June 29, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Christopher Dekker, Tom Dekker, Nik Schroth and Maria Vieira

Also in attendance were Todd Wodraska, Stephanie Brown and Frank Sakuma of Special District Services, Inc.; and Attorney Michael Pawelczyk (via Microsoft Teams) of Billing, Cochran, P.A.

D. APPROVAL OF MINUTES

1. April 30, 2026, Regular Board Meeting

A **motion** was made by Christopher Dekker, seconded by Tom Dekker approving the minutes of the April 30, 2026, Regular Board Meeting, as presented. The **motion** passed unanimously.

E. CONSIDER RESIGNATIONS AND APPOINTMENTS TO BOARD VACANCIES

1. Eagle Bend CDD Board of Supervisors Vacancy – Seat No. 5

Angie Grunwald was nominated to the Eagle Bend CDD Board of Supervisors’ vacancy in Seat No. 5.

A **motion** was made by Christopher Dekker, seconded by Tom Dekker appointing Angie Grunwald to the Eagle Bend CDD Board of Supervisors’ Seat 5 (Term expiration will occur in November 2026). The **motion** passed unanimously.

Ms. Brown administered the Oath of Office to Ms. Grunwald and she was seated.

2. Eagle Bend CDD Board of Supervisors' Resignations & Appointments

a. Christopher Dekker

Ms. Brown advised the Board that Christopher Dekker's resignation from Seat No. 1 had been received.

A **motion** was made by Tom Dekker, seconded by Ms. Grunwald accepting the resignation of Christopher Dekker from Seat No. 1, effective July 8, 2026. The **motion** passed unanimously.

Carlos de la Ossa was nominated to the Eagle Bend CDD Board of Supervisors' vacancy in Seat No. 1.

A **motion** was made by Tom Dekker, seconded by Ms. Grunwald appointing Carlos de la Ossa to Seat No. 1 (Term expiration will occur in November 2028). The **motion** passed unanimously.

Ms. Brown administered the Oath of Office to Mr. Ossa and he was seated.

b. Tom Dekker

Ms. Brown advised of Tom Dekker's resignation from Seat No. 3.

A **motion** was made by Ms. Grunwald, seconded by Mr. Ossa accepting the resignation of Tom Dekker from Seat No. 3, effective July 8, 2026. The **motion** passed unanimously.

Chad Whaley was nominated to the Eagle Bend CDD Board of Supervisors' vacancy in Seat No. 3.

A **motion** was made by Ms. Grunwald, seconded by Mr. Ossa appointing Chad Whaley to Seat No. 3 (Term expiration will occur in November 2026). The **motion** passed unanimously.

Ms. Brown administered the Oath of Office to Mr. Whaley and he was seated.

c. Maria Vieira

Ms. Brown advised of Maria Vieira's resignation from Seat No. 4.

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald accepting the resignation of Maria Vieira from Seat No. 4, effective July 8, 2026. The **motion** passed unanimously.

Ryan Motko was nominated for the Eagle Bend CDD Board of Supervisors' vacancy in Seat No. 4.

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald appointing Ryan Motko to Seat No. 4 (Term expiration will occur in November 2026). The **motion** passed unanimously.

d. Nikolaus Schroth

Ms. Brown advised of Nickolaus Schroth's resignation from Seat No. 2.

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald accepting the resignation of Nikolaus Schroth from Seat No. 2, effective July 8, 2026. The **motion** passed unanimously.

Nicholas Dister was nominated for the Eagle Bend CDD Board of Supervisors' vacancy in Seat No. 2.

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald appointing Nicholas Dister to Seat No. 2 (Term expiration will occur in November 2028). The **motion** passed unanimously.

F. ELECTION OF OFFICERS

A **motion** was made by Ms. Grunwald, seconded by Mr. Ossa electing the below slate of officers. The **motion** passed unanimously.

Chairman: Carlos de la Ossa
Vice Chair: Nicholaus Dister
Secretary/Treasurer: Stephanie Brown
Assistant Secretary: Angie Grunwald
Assistant Secretary: Chad Whaley
Assistant Secretary: Ryan Motko

G. ADDITONS OR DELETIONS TO AGENDA

- Consider Resignation of Billing Cochran, P.A
- Consider Appointment of District Counsel
- Designating a Registered Agent and Office
- Consider Appointment of District Engineer
- Consider Resignation of Special District Services, Inc.
- Consider Appointment of District Management
- Consider Fiscal Year 2025/2026 Meeting Schedule

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

There were no comments from the public.

I. OLD BUSINESS

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

J. NEW BUSINESS

1. Consider Resignation of Billing Cochran, P.A

On behalf of the firm of Billing Cochran, Mr. Pawelczyk offered his resignation as District Counsel, registered agent and registered office, effective July 8, 2026.

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald accepting the resignation of Billing Cochran, P.A. as District Counsel, registered agent and registered office, effective July 8, 2026. The **motion** passed unanimously.

2. Consider Appointment of District Counsel

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald appointing Straley Robin Vericker to serve as District Counsel. The **motion** passed unanimously.

3. Designating a Registered Agent and Office

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald designating John Vericker of Straley Robin Vericker, as the Registered Agent and Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, FL 33606, as the registered office. The **motion** passed unanimously.

4. Consider Appointment of District Engineer

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald appointing Stantec to serve as District Engineer. The **motion** passed unanimously.

5. Consider Resignation of Special District Services, Inc.

On behalf of Special District Services, Inc., Mr. Sakuma offered SDS' resignation as District Manager, effective August 31, 2026.

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald accepting the resignation of Special District Services, Inc. as District Manager, effective August 31, 2026. The **motion** passed unanimously.

6. Consider Appointment of District Management

A **motion** was made by Mr. Ossa, seconded by Ms. Grunwald appointing GMS to serve as District Management. The **motion** passed unanimously.

7. Consider Fiscal Year 2025/2026 Meeting Schedule

After Board discussion, a **motion** was made by Mr. Ossa, seconded by Ms. Grunwald amending the Regular Board Meeting time from 2:00 p.m. to 1:00 p.m. The **motion** passed unanimously.

K. ADMINISTRATIVE AND OPERATIONAL MATTERS

There were no Administrative Matters.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from the Board or Staff.

M. ADJOURNMENT

There being no further business to come before the Board, Mr. Ossa made a motion, seconded by Ms. Grunwald adjourning the meeting at 11:30 a.m. There were no objections.

Chairperson

Secretary

Publication Date
2026-07-22

Subcategory
Miscellaneous Notices

EAGLE BEND 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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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

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT

www.eaglebendcdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 07/15/26 & 07/22/26

TCN12476252

RESOLUTION NO. 2026-03

A RESOLUTION OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Eagle Bend Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 30th day of July, 2026.

ATTEST:

**EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Eagle Bend Community Development District

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

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- II **DETAILED FINAL BUDGET**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	84,275
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 84,275
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	12,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	5,900
Legal Advertisements	7,500
Miscellaneous	1,250
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 82,275
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 84,275
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	56,975	84,625	84,275	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	275	0	0	
TOTAL REVENUES	\$ 57,250	\$ 84,625	\$ 84,275	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	36,000	36,000	\$3,000 X 12 Months
Legal	6,667	12,000	12,000	No Change From 2025/2026 Budget
Assessment Roll	0	7,500	7,500	Will Commence Following Issuing Of Bond
Audit Fees	0	4,000	4,000	No Change From 2025/2026 Budget
Arbitrage Rebate Fee	0	650	650	Will Commence Following Issuing Of Bond
Insurance	5,000	6,000	5,900	FY 2025/2026 Expenditure Was \$5,300
Legal Advertisements	1,231	7,500	7,500	No Change From 2025/2026 Budget
Miscellaneous	15	1,500	1,250	\$250 Decrease From 2025/2026 Budget
Postage	51	300	300	No Change From 2025/2026 Budget
Office Supplies	262	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,500	4,500	Will Commence Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	Will Commence Following Issuing Of Bond
Total Administrative Expenditures	\$ 49,401	\$ 82,625	\$ 82,275	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ 49,401	\$ 84,625	\$ 84,275	
REVENUES LESS EXPENDITURES	\$ 7,849	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 7,849	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 7,849	\$ -	\$ -	

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Eagle Bend Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on January 22, 2024, by Ordinance No. 24-004 of the St. Lucie County Board of County Commissioners;

WHEREAS, the terms for Board seats **3, 4, and 5** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three (3) members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect three (3) members of the Board, to Board **Seat 3, Seat 4, and Seat 5** will be held on Tuesday, November 3, 2026, at _____ a/p.m. at the _____.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on July 30, 2026.

Attest:

**Eagle Bend
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit A
Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Eagle Bend Community Development District

Notice is hereby given to the public and all landowners within the Eagle Bend Community Development District (the “**District**”), comprised of approximately 387.89 acres in St. Lucie County, Florida, advising that a landowners’ meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 3, 2026

Time: ____ a/p.m.

Place: _____

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at GMS-Tampa, located at 4530 Eagle Falls Place, Tampa, Florida 33619. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 344-4844, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Jason Greenwood, District Manager

Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Eagle Bend Community Development District
for the Election of Members of the Board of Supervisors**

Date: **November 3, 2026**
Time: _____ a/p.m.
Location: _____

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes will receive a 4-year term and the one (1) candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Eagle Bend Community Development District Landowners' Meeting – November 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Eagle Bend Community Development District to be held at _____, on Tuesday, November 3, 2026, at _____ a/p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

**# of Un-platted Acreage/
or # of Platted Lots**

**Authorized
Votes**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Eagle Bend Community Development District

Landowners' Meeting – November 3, 2026

(Election of Three (3) Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Eagle Bend Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Eagle Bend Community Development District

Landowners' Meeting – November 3, 2026

(Election of Three (3) Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Eagle Bend Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 3	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____



Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

July 9, 2026

Eagle Bend CDD
c/o Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619

**RE: PROFESSIONAL SERVICES PROPOSAL
 EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
 ENGINEERS' REPORTS**

Attached please find our Professional Services Agreement associated with the subject project. If deemed acceptable, please sign the form on page 3 where required and return to our office at your earliest convenience.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a faint circular stamp.

Tonja L. Stewart, PE
Senior Project Manager
Civil Engineering
Ph: (813) 223-9500
Fax: (813) 223-0009
tonja.stewart@stantec.com

Att.: As noted



Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

July 9, 2026

TO: Eagle Bend CDD
c/o Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619

**RE: PROFESSIONAL SERVICES PROPOSAL
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
ENGINEERS' REPORTS**

OVERVIEW

1. The Eagle Bend Community Development District ("Client") has requested that Stantec Consulting Services Inc. ("Consultant") provide a proposal for professional engineering services to prepare Reports of the District Engineer ("Reports") as needed.
2. Support documents (i.e. legal descriptions, surveys, permits, and/or construction plans) will be provided to Consultant for preparation and/or inclusion in the Reports.

SCOPE OF SERVICES

200 Engineers' Reports

Consultant will prepare for and attend District meetings and hearings involved in the preparation of all required Reports up to and including the first Bond Issue Report of the District Engineer. Based on meetings with and documents provided by the Developer of Eagle Bend Community Development District, Consultant will estimate development public improvements construction costs and prepare all required Reports up to and including the first Bond Issue Report of the District Engineer.

201 Additional Engineers' Reports

Consultant will prepare subsequent Reports of the District Engineer, as needed for bond issues throughout the construction of the District.



FEES

The compensation to be paid to Stantec Consulting Services Inc. for providing the services described in the Scope of Services shall be as follows:

Task	Description	Fee Type (See Note)	Fee Amount
200	Engineers' Reports	Fixed	\$ 15,000
201	Additional Engineers' Reports	Fixed (Each)	\$ 10,000
Total			\$ 25,000

GENERAL CONDITIONS AND UNDERSTANDINGS

The attached "Professional Services Terms and Conditions" shall govern the agreement.

The final total fee may be higher or lower than the estimated fee and shall not be limited to the estimated fee. Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

E-Verification

Pursuant to Section 448.095(2), Florida Statutes (the "Statute"),

- a. Consultant represents that Consultant is eligible to contract with the District, and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.



- b. If the District has a good faith belief that the Consultant has knowingly violated the Statute, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Consultant otherwise complied with its obligations thereunder, the District shall promptly notify the Consultant, and the Consultant will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with such requirements, then the Consultant will be liable for any additional costs incurred by the District.

Tonja L. Stewart, P.E.
Senior Project Manager

July 9, 2026

Date

Signed by:

CC0CB251E795481...
Eagle Bend Community Development District, Title

Chair

2026-07-23

Date



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

Description of Work: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

Terms and Conditions: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

Compensation: Payment is due to Consultant within 28 days of receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make electronic payment of the invoices, the details of which can be obtained or verified by contacting ar@stantec.com. Consultant provides no guarantee or warranty that the Client's Project requirements can be achieved within its proposed Project budget or schedule. Any services to redesign, value-engineer or make changes to the Client's Project requirements, whether for cost-saving, schedule efficiency, or otherwise, constitute additional services.

Notices: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

Termination: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

Environmental: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

Professional Responsibility: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

Indemnity: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

Limitation of Liability: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$100,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

Documents: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be



used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

Field Services: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

Governing Law/Compliance with Laws: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

Dispute Resolution: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

Assignment: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

Severability: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

Contra Proferentem: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

Business Practices: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.



SCHEDULE OF FEES

Effective January 1, 2026

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$127.00
Level 4	\$138.00
Level 5	\$158.00
Level 6	\$162.00
Level 7	\$174.00
Level 8	\$184.00
Level 9	\$190.00
Level 10	\$198.00
Level 11	\$214.00
Level 12	\$226.00
Level 13	\$237.00
Level 14	\$250.00
Level 15	\$264.00
Level 16	\$291.00
Level 17	\$302.00
Level 18	\$308.00
Level 19	\$320.00
Level 20	\$332.00
Level 21	\$352.00
1 Person Field Crew	\$150.00
2 Person Field Crew	\$208.00
3 Person Field Crew	\$265.00
4 Person Field Crew	\$327.00

*Rates subject to annual increase.

Unit billings, such as printing and survey materials, will be billed at standard rates.

All other out-of-pocket expenses will be billed at cost +10%.

July 30, 2026

VIA E-MAIL

Board of Supervisors of
Eagle Bend Community Development District
c/o Jason Greenwood, as District Manager
Governmental Management Services
4530 Eagle Falls Place
Tampa, Florida 33619

Re: Eagle Bend Community Development District Special Assessment Bonds, Series 2026 (the "Series 2026 Bonds") and subsequent issuances of Special Assessment Bonds (the "Bonds")

Dear Board of Supervisors:

GrayRobinson, P.A. would be pleased to serve as Bond Counsel and Disclosure Counsel to the Eagle Bend Community Development District (the "District") in connection with the proposed issuance of the Series 2026 Bonds and any subsequent issuances of Special Assessment Bonds by the District.

We would propose to perform all of the services customarily performed by bond counsel and disclosure counsel, including necessary tax analysis in connection with the issuance of the above-referenced Bonds under a trust indenture (which we shall prepare), the filing of necessary forms with the Internal Revenue Service (Form 8038-G), the preparation of all bond resolutions, assisting in the preparation of a preliminary and final limited offering memorandum and a continuing disclosure agreement, the drafting of all closing papers and the delivery of our customary tax-exempt and 10b-5 opinions.

For our services as bond counsel and disclosure counsel, we would propose legal fees of \$85,000 in the aggregate for the Series 2026 Bonds. We would propose the same fee with respect to any subsequent issuance(s) of Bonds. We also will seek reimbursement of our reasonable documented expenses, which shall not exceed \$500 without your prior written approval. Our legal fees and expenses shall be payable at, and contingent upon, the closing of the Series 2026 Bonds (other than our expenses which are not contingent on the closing of the Series 2026 Bonds) and similarly with respect to the closing on any subsequent Bonds. Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Series 2026 Bonds or any other Bonds, as applicable, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fees assume that the requirements of Circular 230 will not be applicable to the Series 2026 Bonds or the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors.

The District has the right to terminate our representation for any reason at any time and assign this agreement to another law firm. We reserve the same right to terminate upon giving reasonable notice. Among the reasons which might lead us to conclude that we should terminate our representation are (1) a failure to be forthright, cooperative or supportive of our effort; (2) the misrepresentation of, or failure or refusal to, disclose material facts to us; (3) the failure or refusal to accept our advice; (4) the discovery of a conflict of interest with another client; or (5) any other reason permitted or

July 30, 2026

Page 2

required under the rules of professional conduct governing the legal profession. Upon any termination of our representation, we will submit a statement for services rendered and costs incurred to the date of termination, payable in full upon receipt. This statement will be based on the pro rata amount of work done by us to the point of termination to the total work required to be done to close the issue.

Lastly, it is our understanding the FMSbonds, Inc. will serve as underwriter of the Series 2026 Bonds and any subsequent Bonds. Our firm currently represents FMSbonds, Inc. in other matters. Although this representation does not create a legal conflict, we wanted to bring this representation to your attention in full disclosure.

If these terms are acceptable to you, please indicate by signing below on the extra copy of this letter enclosed and return the same to me. If you have any questions, please feel free to give me a call. We look forward to the opportunity to work with you on this financing.

Sincerely,

/s/ Brian Fender

Brian J. Fender
Attorney At Law

EAGLE BEND COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Name: _____
Title: _____

**Eagle Bend Community
Development District**

Master Report of
the District Engineer



Prepared for:
Board of Supervisors
Eagle Bend Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

July 30, 2026



1.0 INTRODUCTION

The Eagle Bend Community Development District (the "District") encompasses approximately 387.89 acres in St. Lucie County, Florida. The District is located within Section 1, Township 35 South, Range 39 East and Section 6, Township 35 South, Range 40 East. The District encompasses vacant land with various abutting rural subdivisions, a new residential subdivision, a school campus, and other vacant and farm lands.

See Appendix A for a Location Map and Legal Description of the District.

2.0 PURPOSE

The District was established by St. Lucie County Ordinance #24-004, adopted on January 9, 2024, for the purpose of constructing and/or acquiring, operating, and maintaining portions of the public improvements and community facilities within the District.

The purpose of this Master Report of the District Engineer is to provide a description and estimated construction costs of the public improvements and community facilities planned within the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner Angle Road Developer Co, LLC plans to build 1,079 residential units.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

Water management and control systems will be designed in accordance with the St. Lucie County Stormwater Management Land Development Code rules and the South Florida Water Management District ("SFWMD") Environmental Resource Permit Information Manual.

Water Management and Control will utilize stormwater management facilities for stormwater runoff treatment and storage, 100-year flood impacts compensation, and storm sewer systems that convey runoff into the stormwater ponds.

Excavated soil from the stormwater ponds will remain on-site to build public infrastructure including roadways, landscape berming, stormwater pond embankment, utility trench backfill, and filling and grading of other public property.



The objectives of the Water Management and Control are:

1. To convey the development's runoff from the District Roads, lots, and other open spaces into stormwater ponds, generally, through storm sewer systems, generated during the required rainfall events established by St. Lucie County.
2. To provide stormwater quality treatment.
3. To provide stormwater storage to protect the development within the District from regulatory-defined rainfall events.
4. To preserve the 100-year flood plain, per the current FEMA FIRM Panel.

The District is anticipated to own and maintain these water management and control facilities.

4.2 WATER SUPPLY

St. Lucie County Utilities will provide water supply for potable water service and fire protection to and throughout the District. The water supply improvements are anticipated to include looped water mains and appurtenances within District Roads rights-of-way and/or easements. Off-site improvements will be required to provide service.

The water supply systems will be designed in accordance with the St. Lucie County Water, Wastewater, & Reclaimed Water Design Criteria and Technical Standards. St. Lucie County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

St. Lucie County Utilities will provide sewer and wastewater management service to and throughout the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer collection system within the District Roads rights-of-way and/or easements and pumping stations that will connect to existing public facilities. Off-site improvements will be required to provide service.

All sanitary sewer and wastewater management facilities will be designed in accordance with the St. Lucie County Water, Wastewater, & Reclaimed Water Design Criteria and Technical Standards. St. Lucie County will own and maintain these facilities.

4.4 DISTRICT ROADS

Master District Roads include collector roads and Subdivision District Roads include the residential streets. Both District Road types include asphalt, base and subgrade, roadway curb and gutter, and sidewalks within rights-of-way abutting common areas.



All roads will be designed in accordance with the St. Lucie County Transportation Systems Land Development Code regulations. The collector roads are anticipated to be owned and maintained by St. Lucie County and the subdivision streets are anticipated to be owned and maintained by the District.

4.5 LANDSCAPING/ HARDSCAPE/IRRIGATION/ENTRIES/AMENITIES

Community hardscaping, landscape buffering/screening, irrigation, and amenities will be provided throughout the District. They shall comply with the St. Lucie County Land Development Code regulations.

These improvements will be owned and maintained by the District.

4.6 PROFESSIONAL SERVICES AND PERMIT FEES

Professional design, construction permitting services, environmental mitigation, construction administration and construction certification fees are required for the completion of the public improvements and community facilities within the District. Fees associated with performance and warranty financial securities covering St. Lucie County infrastructure may also be required.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

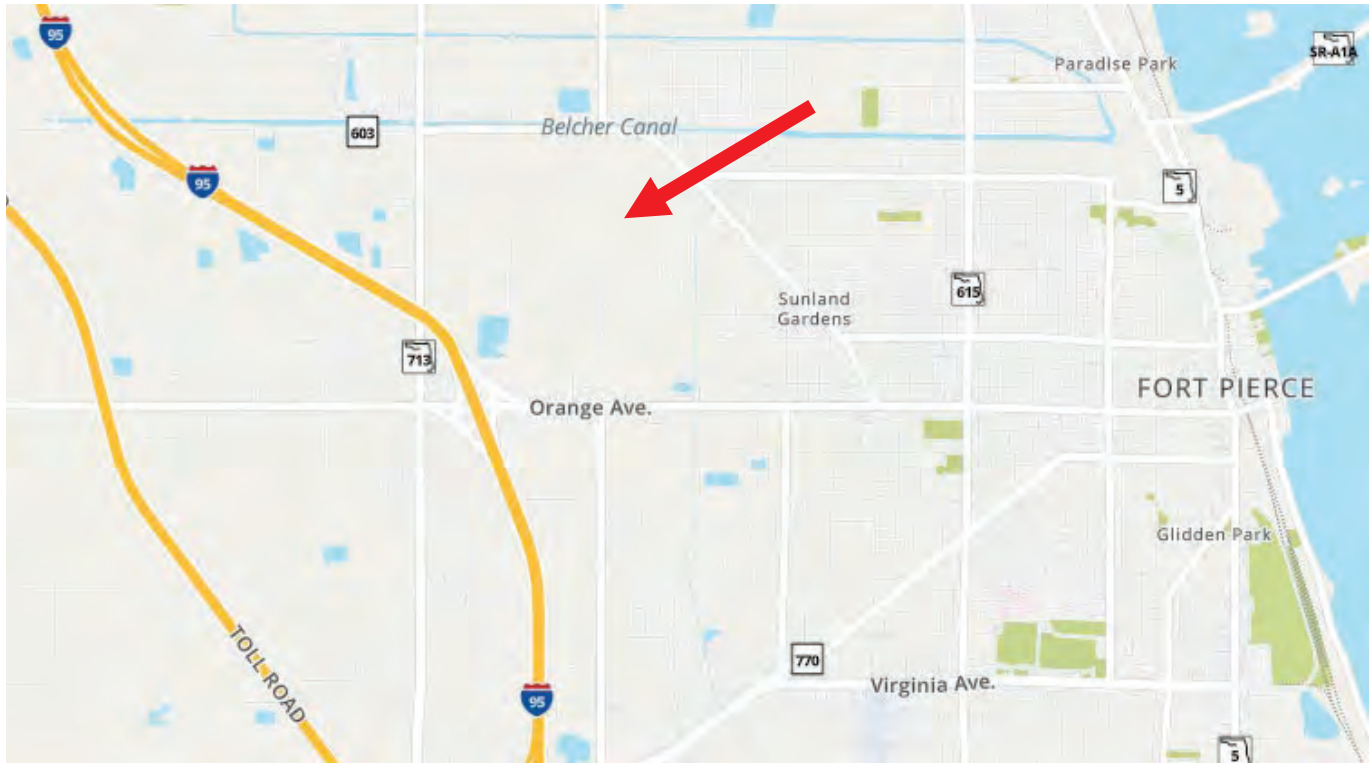
A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.
Florida License No. 47704



Appendix A LOCATION MAP AND LEGAL DESCRIPTION OF THE DISTRICT

**LOCATION MAP
EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**



**LEGAL DESCRIPTION
EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

PARCEL ID: 2301-111-0002-000-5
2406-221-0003-000-2
2301-421-0025-000-4
2301-411-0025-000-3
2301-441-0001-000-2
2301-443-0001-000-8
2406-323-0001-000-1
2406-323-0002-000-8
2406-324-0000-000-7

("PARCEL 4" PER DEED IN OR 3871, PAGE 258)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 13 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ALL RIGHTS-OF-WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

("PARCEL 5" PER DEED IN OR 3871, PAGE 258)

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR N.S.L.R.W.C.D. CANAL NO. 30.

("PARCEL 6" PER DEED IN OR 3871, PAGE 258)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 39.52 FEET TO A POINT; THENCE RUN PARALLEL TO THE SOUTH LINE OF SAID SECTION 1, ON A BEARING OF SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.

BEGIN AT THE POINT OF BEGINNING AND CONTINUE SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 1,037.83 FEET; THENCE RUN NORTH 00 DEGREES 04' 32" WEST, A DISTANCE OF 284.30 FEET; THENCE SOUTH 89 DEGREES 59' 56" WEST, A DISTANCE OF 92.9 FEET; THENCE NORTH 00 DEGREES 04' 32" WEST TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 1; THENCE RUN NORTH 89 DEGREES 59' 22" EAST, A DISTANCE OF 1,131.51 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF THE N.S.L.W.M.D. CANAL #30; THENCE TURN AND RUN SOUTH ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING-DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 74.52 FEET TO A POINT; THENCE RUN PARALLEL TO THE SOUTH LINE OF SAID SECTION 1, ON A BEARING OF SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 875.83 FEET TO THE POINT OF BEGINNING.

BEGIN AT THE POINT OF BEGINNING AND CONTINUE SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00 DEGREES 04' 32" WEST, A DISTANCE OF 290.40 FEET; THENCE RUN NORTH 89 DEGREES 59' 21" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 00 DEGREES 04' 32" EAST, A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE RIGHT-OF-WAY FOR FLOYD JOHNSON ROAD.

ALSO LESS AND EXCEPT THAT PARCEL CONVEYED DECEMBER13, 2016 IN OFFICIAL RECORDS BOOK 3942, PAGE 213, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

('PARCEL 7" PER DEED IN OR 3871, PAGE 258)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTH 13.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHWEST

1/4 OF THE SOUTHEAST 1/4, OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 52.50 FEET THEREOF FOR RIGHT-OF-WAY.

("PARCEL 8" PER DEED IN OR 3871, PAGE 258)

THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST; EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR JENKINS ROAD, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

("PARCEL 8" PER DEED IN OR 3871, PAGE 258)

THE S1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

("PARCEL 8" PER DEED IN OR 3871, PAGE 258)

THE N 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

("PARCEL 9" PER DEED IN OR 3871, PAGE 258)

THE NORTHEAST 1/4, LESS THE WEST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4, AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, LESS THE SOUTH 13 FEET THEREOF AND LESS ROAD AND CANAL RIGHTS-OF-WAY OF RECORD, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

("PARCEL 10" PER DEED IN OR 3871, PAGE 258)

WEST 1/2 OF THE NORTHWEST 1/4, LESS THAT PORTION LYING IN THE CENTRAL AND SOUTH FLORIDA FARMS CONTROL DISTRICT AND LESS THAT PORTION LYING IN ANGLE ROAD RIGHT-OF-WAY, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

A PORTION OF LAND, LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON SHEET 9 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 713 (KINGS HIGHWAY), ITEM/SEGMENT NO. 2302567, SECTION 94003-2511 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 00°32'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 1, A DISTANCE OF 58.11 FEET TO THE BASELINE OF SURVEY OF SAID STATE ROAD NO. 713 (KINGS HIGHWAY); THENCE NORTH 00°07'14" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 66.90 FEET; THENCE SOUTH 89°52'46" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 99.22 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD NO. 713 (KINGS HIGHWAY), THE NORTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95) AND THE POINT OF BEGINNING; THENCE NORTH 00°32'59" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 547.69 FEET; THENCE NORTH 89°42'40" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°32'59" EAST, A DISTANCE OF 454.52 FEET; THENCE SOUTH 89°27'01" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°32'59" EAST, A DISTANCE OF 106.44 FEET TO A POINT ON SAID NORTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 56°45'26" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,026.79 FEET, THROUGH A CENTRAL ANGLE 00°27'20", AN ARC DISTANCE OF 24.06 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 387.89 ACRES, MORE OR LESS.



Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Eagle Bend Community Development District

Public Improvements and Community Facilities

Construction Cost Estimate

Infrastructure Categories	Master Costs	Phase 1	Phase 2	Phase 3	Phase 4	Townhomes	Total
Collector Roads	\$23,760,000						\$23,760,000
Subdivision Streets		\$3,330,000	\$1,940,000	\$950,000	\$2,530,000	\$390,000	\$9,140,000
Water Management and Control		\$10,110,000	\$5,880,000	\$2,880,000	\$7,680,000	\$1,210,000	\$27,760,000
Sewer and Wastewater Management		\$2,780,000	\$1,620,000	\$790,000	\$2,110,000	\$330,000	\$7,630,000
Water Supply		\$1,300,000	\$760,000	\$370,000	\$990,000	\$160,000	\$3,580,000
Undergrounding of Electric Service		\$370,000	\$220,000	\$110,000	\$290,000	\$110,000	\$1,100,000
Landscape/Hardscape/Irrigation	\$1,450,000	\$190,000	\$110,000	\$60,000	\$150,000	\$60,000	\$2,020,000
Amenities, Entries	\$5,200,000						\$5,200,000
Environmental	\$3,840,000						\$3,840,000
Professional and Permit Fees		\$1,530,000	\$910,000	\$460,000	\$1,170,000	\$370,000	\$4,440,000
Offsite Improvements	\$5,230,000						\$5,230,000
Total	\$39,480,000	\$19,610,000	\$11,440,000	\$5,620,000	\$14,920,000	\$2,630,000	\$93,700,000

**MASTER
ASSESSMENT METHODOLOGY

FOR
EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 30, 2026

Prepared by

**Governmental Management Services – Tampa, LLC
4530 Eagle Falls Place
Tampa, FL 33619**



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GMS-Tampa, LLC does not represent Eagle Bend Community Development District as a Municipal Advisor or Securities Broker nor is GMS-Tampa, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-Tampa, LLC does not provide Eagle Bend Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

Eagle Bend Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$122,450,000 of special assessment bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated July 30, 2026, prepared by Stantec, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates financing the construction or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 170, 190, and 197, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes, collected directly, or through any other legal means of collection available to the District. The District reserves the right to create one or more designated assessment areas with respect to each series of Bonds issued. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 387.89 acres within St. Lucie County, Florida. The development program currently envisions approximately 1,079 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit the assessable property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain collector roads, subdivision roads, pond excavation and stormwater management, sewer and wastewater management, water supply, power infrastructure, hardscapes, landscape buffers, amenities, entries, environmental, professional and permit fees, and offsite improvements, along with any other public projects authorized by Florida law. The acquisition and construction costs are summarized in Table 2.

The Assessment Report is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that are necessary to develop the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the District, different in kind and degree than general benefits, for properties outside its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special

benefits not received by those outside the District's boundaries. The District has determined that the general benefits conferred upon the public at large and properties outside the District are de minimis in relation to the special and peculiar benefits conferred upon assessed properties within the District. Accordingly, no portion of the assessments levied hereunder represents a charge for general benefits, and the full amount of the assessments reflects only special benefits conferred upon the assessed properties.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$93,700,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$122,450,000. Additionally, funding required to complete the CIP which is not financed with Bonds is expected to be funded by Eisenhower Property Group, LLC, its successors, assigns or future purchaser or another related entity (the "Developer"). Without the CIP, the property would not be able to be developed and occupied by future residents of the community. For each product type within the District, the special and peculiar benefits received - including the added use of the property, added enjoyment, and increased marketability and increased value resulting from the CIP - are greater than the assessments allocated to that product type as set forth in Tables 5 and 6. This finding is supported by the fact that the CIP is necessary to enable development of the property and that the market value attributable to a fully serviced lot in this location exceeds the per-unit assessment obligations set forth herein.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue Bonds in an amount up to \$122,450,000, in one or more series to fund the District's CIP, provide for capitalized interest, fund one or more debt service reserve accounts and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$122,450,000 in debt to the properties benefiting from the CIP. This Assessment Report will be supplemented to reflect actual bond terms.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development. These construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$93,700,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$122,450,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, or revisions thereto ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,079 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable.

The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands could be subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of collector roads, subdivision roads, pond excavation and stormwater management, sewer and wastewater management, water supply, power infrastructure, hardscapes, landscape buffers, amenities, entries, environmental, professional and permit fees, and offsite improvements. There are two residential product types within the planned development. The Single Family 50' unit has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The ERU factors for each product type are based on the relative special benefit each product type receives from the CIP, as measured by factors including lot size, anticipated impervious surface area, demand placed on stormwater, utility and roadway infrastructure, and access to parks and amenities. A Townhome unit, with a smaller footprint and shared walls, is estimated to generate proportionally less demand on the CIP improvements and has been assigned an ERU factor of 0.40. A Single Family 50' unit, having the largest footprint and placing the greatest demand on the CIP, serves as the base unit at 1.00 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These may include but are not limited to collector roads, subdivision roads, pond excavation and stormwater management, sewer and wastewater management, water supply, power infrastructure, hardscapes, landscape buffers, amenities, entries, environmental, professional and permit fees, and offsite improvements. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the assessable property within the District, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the assessable property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the applicable landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt assessments will be required. In addition, if any Unassigned Property is permanently removed from the developable land base for any reason (including changes in entitlements, environmental restrictions, dedication, or condemnation), the District shall treat such removal as a triggering event requiring a true-up calculation, and the applicable landowner shall be required to make a true-up payment.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Tables 1, 4, 5 and 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Product Types	Phase 1	Phase 2	Phase 3	Phase 4	Townhomes	Totals*	ERUs per Unit (1)	Total ERUs
Townhome - 20'	0	0	0	0	108	108	0.40	43.20
Single Family - 50'	370	215	105	281	0	971	1.00	971.00
Total Units	370	215	105	281	108	1,079		1,014.20

(1) Benefit is allocated on an ERU basis based on the special benefit received from the CIP improvements. The allocation is density of planned development, with a Single Family 50' unit equal to 1 ERU. The District has determined that this allocation methodology provides a fair and reasonable apportionment of the debt among the benefited properties in accordance with Section 170.201, Florida Statutes

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Tampa, LLC

TABLE 2
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Master Costs	Phase 1	Phase 2	Phase 3	Phase 4	Townhomes	Total Cost Estimate
Collector Roads	\$ 23,760,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,760,000
Subdivision Roads	\$ -	\$ 3,330,000	\$ 1,940,000	\$ 950,000	\$ 2,530,000	\$ 390,000	\$ 9,140,000
Pond Excavation and Stormwater Management	\$ -	\$ 10,110,000	\$ 5,880,000	\$ 2,880,000	\$ 7,680,000	\$ 1,210,000	\$ 27,760,000
Sewer and Wastewater Management	\$ -	\$ 2,780,000	\$ 1,620,000	\$ 790,000	\$ 2,110,000	\$ 330,000	\$ 7,630,000
Water Supply	\$ -	\$ 1,300,000	\$ 760,000	\$ 370,000	\$ 990,000	\$ 160,000	\$ 3,580,000
Power Infrastructure	\$ -	\$ 370,000	\$ 220,000	\$ 110,000	\$ 290,000	\$ 110,000	\$ 1,100,000
Hardscapes, Landscape Buffers	\$ 1,450,000	\$ 190,000	\$ 110,000	\$ 60,000	\$ 150,000	\$ 60,000	\$ 2,020,000
Amenities, Entries	\$ 5,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200,000
Environmental	\$ 3,840,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,840,000
Professional and Permit Fees	\$ -	\$ 1,530,000	\$ 910,000	\$ 460,000	\$ 1,170,000	\$ 370,000	\$ 4,440,000
Offsite Improvements	\$ 5,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,230,000
	\$ 39,480,000	\$ 19,610,000	\$ 11,440,000	\$ 5,620,000	\$ 14,920,000	\$ 2,630,000	\$ 93,700,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated July 30, 2026

Prepared by: Governmental Management Services - Tampa, LLC

TABLE 3
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$93,700,000
Debt Service Reserve	\$9,376,908
Capitalized Interest	\$15,918,500
Underwriters Discount	\$2,449,000
Cost of Issuance	\$1,000,000
Rounding	\$5,592
Par Amount*	\$122,450,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Tampa, LLC

TABLE 4
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	
					Costs Per Product Type	Improvement Costs Per Unit
Townhome - 20'	108	0.40	43.20	4.26%	\$3,991,165	\$36,955
Single Family - 50'	971	1.00	971.00	95.74%	\$89,708,835	\$92,388
Totals	1,079		1,014.20	100.00%	\$93,700,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT/ TOTAL PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product	Allocation of Par Debt Per Product	Par Debt Per Unit
		Type	Type	
Townhome - 20'	108	\$3,991,165	\$5,215,776	\$48,294
Single Family - 50'	971	\$89,708,835	\$117,234,224	\$120,736
Totals	1,079	\$93,700,000	\$122,450,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Tampa, LLC

TABLE 6
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome - 20'	108	\$5,215,776	\$48,294	\$399,411	\$3,698	\$3,934
Single Family - 50'	971	\$117,234,224	\$120,736	\$8,977,497	\$9,246	\$9,836
Totals	1,079	\$122,450,000		\$9,376,908		

(1) This amount includes collection fees and early payment discounts when collected on the St. Lucie County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Tampa, LLC

TABLE 7
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Owner	Property	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Angle Road Holdings, LLC	Eagle Bend CDD	387.89	\$315,682	\$122,450,000	\$9,376,908	\$9,975,434
Totals		387.89		\$122,450,000	\$9,376,908	\$9,975,434

(1) This amount includes 6% to cover collection costs and early payment discounts when collected utilizing the uniform method. As authorized by Section 197.3632, Florida Statutes, when collected utilizing the uniform method of collection pursuant to Chapter 197, Florida Statutes

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$9,376,908

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Tampa, LLC

Exhibit A

("PARCEL 4" PER DEED IN OR 3871, PAGE 258)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 13 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ALL RIGHTS-OF-WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

("PARCEL 5" PER DEED IN OR 3871, PAGE 258)

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR N.S.L.R.W.C.D. CANAL NO. 30.

("PARCEL 6" PER DEED IN OR 3871, PAGE 258)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 39.52 FEET TO A POINT; THENCE RUN PARALLEL TO THE SOUTH LINE OF SAID SECTION 1, ON A BEARING OF SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.

BEGIN AT THE POINT OF BEGINNING AND CONTINUE SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 1,037.83 FEET; THENCE RUN NORTH 00 DEGREES 04' 32" WEST, A DISTANCE OF 284.30 FEET; THENCE SOUTH 89 DEGREES 59' 56" WEST, A DISTANCE OF 92.9 FEET; THENCE NORTH 00 DEGREES 04' 32" WEST TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 1; THENCE RUN NORTH 89 DEGREES 59' 22" EAST, A DISTANCE OF 1,131.51 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF THE N.S.L.W.M.D. CANAL #30; THENCE TURN AND RUN SOUTH ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING-DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 74.52 FEET TO A POINT; THENCE RUN PARALLEL TO THE SOUTH LINE OF SAID SECTION 1, ON A BEARING OF SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 875.83 FEET TO THE POINT OF BEGINNING.

BEGIN AT THE POINT OF BEGINNING AND CONTINUE SOUTH 89 DEGREES 59' 21" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00 DEGREES 04' 32" WEST, A DISTANCE OF 290.40 FEET; THENCE RUN NORTH 89 DEGREES 59' 21" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 00 DEGREES 04' 32" EAST, A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE RIGHT-OF-WAY FOR FLOYD JOHNSON ROAD.

ALSO LESS AND EXCEPT THAT PARCEL CONVEYED DECEMBER 13, 2016 IN OFFICIAL RECORDS BOOK 3942, PAGE 213, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

('PARCEL 7" PER DEED IN OR 3871, PAGE 258)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTH 13.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 52.50 FEET THEREOF FOR RIGHT-OF-WAY.

("PARCEL 8" PER DEED IN OR 3871, PAGE 258)

THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST; EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR JENKINS ROAD, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

("PARCEL 8" PER DEED IN OR 3871, PAGE 258)

THE S1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

("PARCEL 8" PER DEED IN OR 3871, PAGE 258)

THE N 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

("PARCEL 9" PER DEED IN OR 3871, PAGE 258)

THE NORTHEAST 1/4, LESS THE WEST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4, AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, LESS THE SOUTH 13 FEET THEREOF AND

LESS ROAD AND CANAL RIGHTS-OFWAY OF RECORD, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

("PARCEL 10" PER DEED IN OR 3871, PAGE 258)

WEST 1/2 OF THE NORTHWEST 1/4, LESS THAT PORTION LYING IN THE CENTRAL AND SOUTH FLORIDA FARMS CONTROL DISTRICT AND LESS THAT PORTION LYING IN ANGLE ROAD RIGHT-OF-WAY, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

A PORTION OF LAND, LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON SHEET 9 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 713 (KINGS HIGHWAY), ITEM/SEGMENT NO. 2302567, SECTION 94003-2511 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 00°32'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 1, A DISTANCE OF 58.11 FEET TO THE BASELINE OF SURVEY OF SAID STATE ROAD NO. 713 (KINGS HIGHWAY); THENCE NORTH 00°07'14" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 66.90 FEET; THENCE SOUTH 89°52'46" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 99.22 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD NO. 713 (KINGS HIGHWAY), THE NORTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95) AND THE POINT OF BEGINNING; THENCE NORTH 00°32'59" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 547.69 FEET; THENCE NORTH 89°42'40" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°32'59" EAST, A DISTANCE OF 454.52 FEET; THENCE SOUTH 89°27'01" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°32'59" EAST, A DISTANCE OF 106.44 FEET TO A POINT ON SAID NORTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 56°45'26" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,026.79 FEET, THROUGH A CENTRAL ANGLE 00°27'20", AN ARC DISTANCE OF 24.06 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 387.89 ACRES, MORE OR LESS.

RESOLUTION NO. 2026-05

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$122,450,000 EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES TO PAY ALL OR A PART OF THE COSTS OF THE DESIGN, PERMITTING, ACQUISITION, CONSTRUCTION AND INSTALLATION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS; APPROVING THE FORM OF A MASTER TRUST INDENTURE; APPOINTING A TRUSTEE, REGISTRAR AND PAYING AGENT; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Eagle Bend Community Development District (the "Board" and the "District" respectively) has determined to proceed at this time with the validation of not to exceed \$122,450,000 in principal amount of Eagle Bend Community Development District Special Assessment Bonds in one or more series (collectively, the "Bonds") to be issued under and pursuant to a Master Trust Indenture, dated as of the first day of the month in which the first Bonds are issued thereunder (the "Master Indenture"), from the District to U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida (the "Trustee"), as trustee, to be amended and supplemented by supplemental trust indentures relating to one or more Series of Bonds (the "Supplemental Indentures"), from the District to the Trustee (collectively, the Master Indenture as amended from time to time by the Supplemental Indentures is hereinafter referred to as the "Indenture");

WHEREAS, the Bonds are to be issued to pay all or a part of the costs of the design, permitting, acquisition, construction and installation of certain improvements and facilities all as permitted by Chapter, 190, Florida Statutes, and as described generally in the report of the Consulting Engineer attached hereto as Exhibit A (the "Project") and to repay any notes issued in anticipation of such Bonds;

WHEREAS, the Board finds that the undertaking and funding of the Project is an appropriate public purpose and is in the best interests of the District, its landowners and residents.

WHEREAS, in conjunction with the commencement of the validation proceedings relating to the Bonds, it is necessary to approve the form of the Master Indenture and to provide for various other matters with respect to the Bonds;

NOW, THEREFORE, BE IT RESOLVED that:

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

SECTION 2. Master Indenture; Appointment of Trustee, Registrar and Paying Agent. Attached hereto as Exhibit B is the form of Master Indenture, which is hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by

the Board of Supervisors of the District in a subsequent resolution or resolutions authorizing the issuance of a specific Series of Bonds thereunder. U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, is hereby appointed as Trustee, Paying Agent and Registrar under the Master Indenture.

SECTION 3. Description of Bonds. The Bonds shall be dated, shall be in an aggregate principal amount not to exceed \$122,450,000, shall mature, shall be subject to mandatory and optional redemption on the terms, at the times and prices and in the manner, and shall bear interest at the rates to be provided in the Supplemental Indentures relating to the respective Series of Bonds and in the subsequent resolution or resolutions establishing the details of the Bonds. The Bonds shall be initially signed by the manual or facsimile signature of the Chairman and initially countersigned by the manual or facsimile signature of the Secretary and shall be authenticated by the manual signature of the Trustee. The Bonds shall be in the general form of Bonds which shall be attached to the Supplemental Indenture. The Bonds, when executed and delivered by the District, shall be the legal, valid, binding obligations of the District, enforceable in accordance with their terms.

The Bonds, and interest thereon, shall not be deemed to constitute a debt, liability or obligation of the State of Florida, or of any political subdivision thereof but shall be solely payable from Special Assessments, as defined in the Indenture. Neither the full faith and credit, nor any taxing power of the District, St. Lucie County, Florida, or the State of Florida, or of any political subdivision thereof is pledged for the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

SECTION 4. Approval of Project. The Project set forth as Exhibit A hereto is hereby approved as encompassing the scope and nature of the capital improvements which may be undertaken by the District from the proceeds of the Bonds. The actual projects which are components of the Project to be undertaken by the District shall be established in subsequent reports of the consulting engineer to the District and set forth in the Supplemental Indentures relating to Series of Bonds which may be issued by the District.

SECTION 5. Commencement of Validation Proceedings. District Counsel is hereby authorized to file a complaint in the Circuit Court in and for St. Lucie County, Florida, against the State of Florida, and the taxpayers, property owners, and citizens of the District, including non-residents owning property or subject to taxation therein, and all others having or claiming any right, title, or interest in property to be affected by the issuance by the District of the Bonds in accordance with the provisions of Chapter 75, Florida Statutes, and to take any and all further action which shall be necessary in order to achieve a final non-appealable order of validation with respect to the Bonds.

The Chairman or Vice Chairman or any other member of the Board is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The Officers and agents of the District, including without limitation, the District Manager, engineer or engineering firm serving as engineer to the District, and the District's Methodology Consultant are hereby also authorized to offer testimony for and on behalf of the District in connection with such proceedings.

SECTION 6. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the commencement of the validation proceedings for the Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Florida Statutes, Section 286.011.

SECTION 7. Inconsistent Resolutions and Motions; Prior Actions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect. The Bond Resolution shall remain in full force and effect. All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Bonds are hereby approved, confirmed and ratified.

SECTION 8. Other Actions. The Chairman, the Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Bonds and the consummation of all transactions in connection therewith, including the execution of all necessary or desirable certificates, documents, papers, and agreements and the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture and this Resolution. Any action authorized to be undertaken hereunder by the Chairman may be undertaken by the Vice Chairman, and any action authorized to be undertaken by the Secretary may be undertaken by an Assistant Secretary.

Notwithstanding anything herein to the contrary, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture fixing the details of such series of Bonds, whether specified by the Board or delegated to a Designated Member, as may be defined in such subsequent resolution.

SECTION 9. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 10. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Remainder of page intentionally left blank.]

ADOPTED this 30th day of July, 2026.

**EAGLE BEND COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

Chairman, Board of Supervisors

EXHIBIT A

REPORT OF CONSULTING ENGINEER

EXHIBIT B

FORM OF MASTER TRUST INDENTURE

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Eagle Bend Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the *Master Report of the District Engineer* dated July 30, 2026 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Special District Services, Inc., located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology Report* dated July 30, 2026, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$93,700,000** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$122,450,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll 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 is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on July 30, 2026.

Attest:

**Eagle Bend
Community Development District**

Printed Name: _____
☐ Secretary / ☐ Assistant Secretary

 Name: Carlos de la Ossa
 Title: Chair of the Board of Supervisors

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the "**Board**") of the Eagle Bend Community Development District (the "**District**") has previously adopted Resolution No. 2026-____ declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Special District Services, Inc., located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. There is hereby declared a public hearing to be held on **September ____**, 2026, at **_____ a/p.m.** at **the offices of _____**, located at **_____**, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days' written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on July 30, 2026.

Attest:

**Eagle Bend
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors