



Rizzetta & Company

SageBrush Community Development District

Board of Supervisors' Meeting

October 14, 2025

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

sagebrushcdd.org

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans	Board Supervisor
	Lori Campagna	Board Supervisor
	Sean Finotti	Board Supervisor
	Jacob Walsh	Board Supervisor
	Bradley Gilley	Board Supervisor
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. 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), who can aid you in contacting the District Office.

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

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
Sagebrushcdd.org

October 6, 2025

Board of Supervisors
**SageBrush Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the SageBrush Community Development District will be held on **Tuesday, October 14, 2025 at 9:00 a.m.**, or immediately after the Acacia Fields CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Board of Supervisors Special Meeting
Minutes of August 26, 2025 Tab 1
 - B. Consideration of Board of Supervisors Regular Meeting
Minutes for September 9, 2025 Tab 2
 - C. Consideration of Audit Committee Meeting Minutes for
September 9, 2025..... Tab 3
 - D. Ratification of Operation & Maintenance Expenditures for
August 2025 Tab 4
- 4. BUSINESS ITEMS**
 - A. Acceptance of Resignation of Sean Finotti..... Tab 5
 - B. Appointment of New Board Supervisor Seat #3 (2025-2027)
 - C. Public Hearing on Master Debt Assessments
 - i. Consideration of Engineers Report..... Tab 6
 - ii. Consideration of Master Methodology Report..... Tab 7
 - iii. Consideration of Resolution 2026-02; Master Tab 8
Debt Assessments
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 9

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

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

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT**

The Special Meeting of the Board of Supervisors of SageBrush Community Development District was held on **Tuesday, August 26, 2025, at 9:00 a.m.** at the Rizzetta Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice Chair
Jake Walsh	Assistant Secretary
Sean Finotti	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
KC Hopkinson	District Counsel, Straley Robin Vericker

Audience	None
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FIRST ORDER OF BUSINESS **Call to Order**

Mr. Brizendine opened the meeting at 9:00 a.m.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

No audience in attendance.

THIRD ORDER OF BUSINESS **Consideration of Engineer's Report**

Mr. Brizendine and Ms. Hopkinson presented the report, confirming the language regarding the future amenities is accurate.

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors approved the Engineers' Report, in substantial form, for the SageBrush Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of Master Methodology**

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
August 26, 2025 - Minutes of Meeting
Page 2

Report

Mr. Brizendine presented the report and responded to a question regarding the front footage price. He stated that the underwriter is pricing the front footage at \$30/front foot, for purposes of the supplemental report.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Master Methodology Report, for the SageBrush Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-36,
Declaring Preliminary Special
Assessments (Master Debt
Assessments for Bonds)**

Ms. Hopkinson presented the Resolution.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adopted Resolution 2025-36, declaring Preliminary Special Assessments and setting the public hearing for October 14, 2025, at 9:00 a.m., at the Hilton Garden Inn, Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558 for the SageBrush Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans stated that the first bonds (Series 1) are for Phase 2 and 3 with an anticipated issue date by the end of the year. Series 2, Phase 1 will be issued early next year.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Board of Supervisors adjourned the meeting at 9:13 a.m., for SageBrush Community Development District.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 2

MINUTES OF MEETING

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

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of SageBrush Community Development District was held on **Tuesday, September 9, 2025, at 9:42 a.m.** at the Hilton Garden Inn, Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice Chair
Jake Walsh	Assistant Secretary
Bradley Gilley	Assistant Secretary
Sean Finotti	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Brian Surak	District Engineer, Clearview Land Design (via phone)

Audience	Present
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Mr. Brizendine swore in the Board prior to the meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:42 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

An audience member addressed the Board regarding construction schedule for Phase 1, 2 and 3. The Board responded that all phases have been permitted, but the schedule has not been finalized. Schedule should be ready early next year.

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
September 9, 2025 - Minutes of Meeting
Page 2

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Regular Meeting Minutes for August
12, 2025**

On a Motion by Mr. Gilley, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Board of Supervisors Regular Meeting Minutes for August 12, 2025, as presented, for the SageBrush Community Development District.

FOURTH ORDER OF BUSINESS

**Acceptance of Audit Committee
Recommendation**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors accepted the Audit Committee recommendation to select Grau as Auditor, for the SageBrush Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Bond Related Matters

i. Consideration of Supplemental Engineers Report

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Supplemental Engineer's Report in substantial form, for the SageBrush Community Development District.

i. Consideration of Preliminary Supplemental Methodology Report

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Preliminary Supplemental Methodology Report in substantial form, for the SageBrush Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson stated that the Bonds are being pushed back to January/February.

B. District Engineer

No report.

C. District Manager

Mr. Brizendine noted the next meeting will be October 14, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 9:54 a.m., for SageBrush Community Development District.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 3

MINUTES OF MEETING

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

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee Meeting of SageBrush Community Development District was held on **Tuesday, September 9, 2025, at 9:39 a.m.** at the Hilton Garden Inn, Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Committee Member
Lori Campagna	Committee Member
Jake Walsh	Committee Member
Bradley Gilley	Committee Member
Sean Finotti	Committee Member

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
KC Hopkinson	District Counsel, Straley Robin Vericker
Brian Surak	District Engineer, Clearview Land Design

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:49 a.m.

SECOND ORDER OF BUSINESS

Consideration of Audit Proposal

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Audit Committee approved the Grau Audit Proposal and will recommend to enter into an agreement with the CDD board, for the SageBrush Community Development District.

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
September 9, 2025 - Minutes of Meeting
Page 2

THIRD ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Audit Committee adjourned the meeting at 9:42 a.m., for SageBrush Community Development District.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 4

SageBrush Community Development District

District Office · Ashlyn Park, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,454.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sagebrush Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bradley Gilley	300005	BG051225	Board of Supervisors Meeting 05/12/25	\$ 200.00
Bradley Gilley	300005	BG061025 -710	Board of Supervisors Meeting 06/10/25	\$ 200.00
Bradley Gilley	300005	BG070825 -710	Board of Supervisors Meeting 07/08/25	\$ 200.00
Clearview Land Design, P.L.	300001	25-21575	Engineering Services 06/25	\$ 1,137.50
Clearview Land Design, P.L.	300006	25-21864	Engineering Services 07/25	\$ 1,012.50
Egis Insurance Advisors, LLC	300007	28713	Policy 1001241227 07/23/25-10/01/25	\$ 959.00
Jacob Walsh	300008	JW051225	Board of Supervisors Meeting 05/12/25	\$ 200.00
Jacob Walsh	300008	JW061025 -710	Board of Supervisors Meeting 06/10/25	\$ 200.00
Jacob Walsh	300008	JW070825 -710	Board of Supervisors Meeting 07/08/25	\$ 200.00
Kelly Evans	300009	KE051225	Board of Supervisors Meeting 05/12/25	\$ 200.00
Kelly Evans	300009	KE061025 -710	Board of Supervisors Meeting 06/10/25	\$ 200.00
Kelly Evans	300009	KE070825 -710	Board of Supervisors Meeting 07/08/25	\$ 200.00
Lori Campagna	300010	LC051225	Board of Supervisors Meeting 05/12/25	\$ 200.00
Lori Campagna	300010	LC061025 -710	Board of Supervisors Meeting 06/10/25	\$ 200.00
Lori Campagna	300010	LC070825 -710	Board of Supervisors Meeting 07/08/25	\$ 200.00

Sagebrush Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300004	INV0000099725	District Management Fees 05/25 & 06/25	\$ 5,264.80
Rizzetta & Company, Inc.	300016	INV0000100540	District Management Fees 07/25	\$ 4,050.00
Rizzetta & Company, Inc.	300015	INV0000101268	District Management Fees 08/25	\$ 3,300.00
SchoolStatus, LLC	300011	INV-SS-2162	Website Services 05/01/25-04/30/26	\$ 3,125.00
Sean Michael Finotti	300012	SF070825 -710	Board of Supervisors Meeting 07/08/25	\$ 200.00
Straley Robin Vericker	300002	26337	Legal Services 03/25	\$ 1,240.00
Straley Robin Vericker	300002	26505	Legal Services 04/25	\$ 4,628.00
Straley Robin Vericker	300013	26667	Legal Services 05/25	\$ 3,577.25
Straley Robin Vericker	300013	26834	Legal Services 06/25	\$ 4,271.89
The Observer Group, Inc.	300014	25-00745P	Legal Advertising 04/25	\$ 70.00
The Observer Group, Inc.	300003	25-00815P	Legal Advertising 04/25	\$ 61.25
The Observer Group, Inc.	300003	25-01020P	Legal Advertising 05/25	\$ 118.13
The Observer Group, Inc.	300003	25-01021P	Legal Advertising 05/25	\$ 70.00
The Observer Group, Inc.	300003	25-01077P	Legal Advertising 05/25	\$ 61.25
The Observer Group, Inc.	300003	25-01096P	Legal Advertising 06/25	\$ 280.00
The Observer Group, Inc.	300014	25-01097P	Legal Advertising 06/25	\$ 129.06

Sagebrush Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300003	25-01160P	Legal Advertising 06/25	\$ 161.88
The Observer Group, Inc.	300003	25-01263P	Legal Advertising 06/25	\$ 65.63
The Observer Group, Inc.	300003	25-01271P	Legal Advertising 06/25	\$ 59.06
The Observer Group, Inc.	300003	25-01405P	Legal Advertising 07/25	\$ 140.00
The Observer Group, Inc.	300003	25-01561P	Legal Advertising 07/25	<u>\$ 72.19</u>
Report Total				<u>\$ 36,454.39</u>

SageBrush CDD - Regular MeetingMeeting Date: May 12, 2025**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Kelly Evans	☒	KE051225
Lori Campagna	☒	LC051225
Bradley Gilley	☒	BG051225
Jake Walsh	☒	JW051225
Paulo Beckert	☐	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
05/12/2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:05
Meeting End Time:	10:30
Total Meeting Time:	25 min

Time Over _____ (?) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



SageBrush CDD - Regular Meeting
Meeting Date: June 10 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Kelly Evans	☒	KE061025
Lori Campagna	☒	LC061025
Bradley Gilley	☒	BG061025
Jake Walsh	☒	JW061025
Paulo Beckert	☐	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
06/11/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:05
Meeting End Time:	9:23
Total Meeting Time:	:18

Time Over (?) Hours: 0

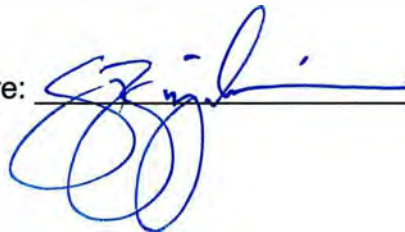
Total at \$175 per Hour: 0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



SageBrush CDD - Regular Meeting

Meeting Date: July 8 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Kelly Evans	☒
Lori Campagna	☒
Bradley Gilley	☒
Jake Walsh	☒
Sean Finotti	☒
(*) Does not get paid	
NOTE: Supervisors are only paid if checked.	

RECEIVED
07-08-2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:00
Meeting End Time:	10:09
Total Meeting Time:	09

Time Over (?) Hours:	0
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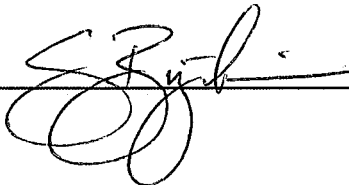
Total at \$175 per Hour:	0
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Rizzetta & Company
SageBrush CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice number 25-21575
Date 06/06/2025

Project **DNT SAGEBRUSH (DCH DENTON, DCH HUDSON, RYALS HUDSON)**

Terms: Net 30

Sagebrush CDD Interim Engineering Services
CDD-DNT-001 Interim CDD Engineering
LABOR

	Date	Hours	Rate	Billed Amount
Brian G. Surak				
<i>CDD report updates</i>	06/05/2025	1.00	225.00	225.00
<i>CDD report updates</i>	06/06/2025	2.00	225.00	450.00
William C. Swales				
<i>CDD RFQ Response.</i>	05/30/2025	2.50	185.00	462.50
Phase subtotal				1,137.50
Sagebrush CDD Interim Engineering Services subtotal				1,137.50

Invoice total **1,137.50**

RECEIVED
06/17/2025

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
SAGEBRUSH CDD INTERIM ENGINEERING SERVICES				
CDD-DNT-001 INTERIM CDD ENGINEERING	10,000.00	1,137.50	0.00	1,137.50
Total	10,000.00	1,137.50	0.00	1,137.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-21575	06/06/2025	1,137.50	1,137.50				
	Total	1,137.50	1,137.50	0.00	0.00	0.00	0.00



Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Sagebrush CDD c/o Rizzetta & Company
Sagebrush CDD Accounts Payable c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice number 25-21864
Date 07/04/2025

Project **DNT SAGEBRUSH (DCH DENTON, DCH HUDSON, RYALS HUDSON)**

Terms: Net 30

Sagebrush CDD Interim Engineering Services

CDD-DNT-001 Interim CDD Engineering LABOR

	Date	Hours	Rate	Billed Amount
Brian G. Surak				
<i>supplemental report prep.</i>	06/09/2025	1.00	225.00	225.00
<i>supplemental report prep.</i>	06/11/2025	1.00	225.00	225.00
<i>supplemental report prep.</i>	06/12/2025	1.00	225.00	225.00
<i>CDD coordination</i>	06/13/2025	0.50	225.00	112.50
<i>CDD coordination</i>	06/26/2025	0.50	225.00	112.50
<i>legal review</i>	07/01/2025	0.50	225.00	112.50
Phase subtotal				1,012.50
Sagebrush CDD Interim Engineering Services subtotal				1,012.50

Invoice total **1,012.50**

RECEIVED
07-15-2025

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
SAGEBRUSH CDD INTERIM ENGINEERING SERVICES				
CDD-DNT-001 INTERIM CDD ENGINEERING	10,000.00	2,150.00	1,137.50	1,012.50
Total	10,000.00	2,150.00	1,137.50	1,012.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-21575	06/06/2025	1,137.50		1,137.50			
25-21864	07/04/2025	1,012.50	1,012.50				
Total		2,150.00	1,012.50	1,137.50	0.00	0.00	0.00



Sagebrush Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE

Customer	Sagebrush Community Development District
Acct #	1645
Date	07/31/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 959.00
Payment Amount	\$959.00
Payment for:	Invoice#28713
1001241227	

Thank You

Please detach and return with payment



Customer: Sagebrush Community Development District

Invoice	Effective	Transaction	Description	Amount
28713	07/23/2025	New business	Policy #1001241227 07/23/2025-10/01/2025 Florida Insurance Alliance Package - New business Due Date: 7/31/2025	959.00

Total

RECEIVED
07-31-2025

\$ 959.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

07/31/2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099725

Bill To:

Sage Brush CDD
Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600
Tampa FL 33607

Services for the month of	Terms	Client Number
June	Upon Receipt	00710

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,250.00	\$1,250.00
Administrative Services	1.00	\$350.00	\$350.00
Management Services	1.00	\$1,600.00	\$1,600.00
Accounting Services 5/12 - 5/31/2025	1.00	\$806.60	\$806.60
Administrative Services - 5/12 - 5/31/2025	1.00	\$225.80	\$225.80
Management Services - 5/12 - 5/31/2025	1.00	\$1,032.40	\$1,032.40
RECEIVED 05-28-2025	Subtotal		\$5,264.80
	Total		\$5,264.80

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100540

Bill To:

Sage Brush CDD
Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600
Tampa FL 33607

Services for the month of	Terms	Client Number
July	Upon Receipt	00710

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101268

Bill To:

Sage Brush CDD
Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600
Tampa FL 33607

Services for the month of	Terms	Client Number
August	Upon Receipt	00710

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,250.00	\$1,250.00
Administrative Services	1.00	\$350.00	\$350.00
Management Services	1.00	\$1,600.00	\$1,600.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$3,300.00
		Total	\$3,300.00

RECEIVED
07-30-2025



Invoice # INV-SS-2162

Date: 5/19/2025

Bill To

SageBrush CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614
United States

Total Due: \$3,125.00

Due Date: 6/18/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	6/18/2025		5/1/2025	4/30/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal \$3,125.00

Tax Total \$0.00

Total \$3,125.00

Amount Paid \$0.00

Amount Due \$3,125.00

RECEIVED
MAY 20 2025

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sagebrush CDD
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

April 08, 2025

Client: 001641

Matter: 000001

Invoice #: 26337

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/30/2025	JMV	REVIEW LEGAL NOTICES FOR PASCO BOCC MEETING AND PUBLIC HEARING.	0.5	\$202.50
3/31/2025	JMV	REVIEW CDD ORGANIZATIONAL MEETING ISSUES; DRAFT EMAIL TO WORKING GROUP.	1.0	\$405.00
3/31/2025	AM	DRAFT DOCUMENTS RE ORGANIZATIONAL MEETING.	2.7	\$526.50
3/31/2025	LC	REVIEW CORRESPONDENCE RE STATUS OF ESTABLISHMENT; CORRESPONDENCE TO AND FROM DISTRICT MANAGER RE ORGANIZATIONAL MEETING MATERIALS.	0.2	\$39.00
3/31/2025	KCH	PHONE CALL WITH K.EVANS REGARDING ORGANIZATIONAL MEETING.	0.2	\$67.00
Total Professional Services			4.6	\$1,240.00

April 08, 2025
Client: 001641
Matter: 000001
Invoice #: 26337

Page: 2

Total Services	\$1,240.00
Total Disbursements	\$0.00
Total Current Charges	\$1,240.00
PAY THIS AMOUNT	\$1,240.00

RECEIVED
04/08/2025

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sagebrush CDD
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

May 06, 2025

Client: 001641

Matter: 000001

Invoice #: 26505

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	AM	DRAFT DOCUMENTS RE CDD ORGANIZATIONAL MEETING.	4.0	\$780.00
4/1/2025	LC	REVIEW AND REVISE RESOLUTIONS AND RELATED MATERIALS FOR THE ORGANIZATIONAL MEETING.	2.6	\$507.00
4/2/2025	AM	DRAFT DOCUMENTS RE ORGANIZATIONAL MEETING.	1.2	\$234.00
4/21/2025	JMV	REVIEW EMAILS FROM D. KRONICK RE: CDD ORGANIZATIONAL MEETING NOTICES.	0.3	\$121.50
4/21/2025	KCH	REVIEW TENTATIVE AGENDA; EMAILS WITH D.KRONICK REGARDING SAME.	0.5	\$167.50
4/22/2025	KCH	PHONE CALL WITH K.EVANS AND D.KRONICK REGARDING ORGANIZATIONAL MEETING.	0.2	\$67.00
4/28/2025	AM	REVISE DOCUMENTS RE ORGANIZATIONAL MEETING.	0.5	\$97.50
4/28/2025	LC	CORRESPONDENCE TO THE STATE OF FLORIDA RE OBTAINING ORDINANCE ESTABLISHING THE DISTRICT; RECEIPT OF ORDINANCE; PREPARE CORRESPONDENCE TO J. GASKINS FILING ORDINANCE, LOCATION MAP AND REGISTERED AGENT INFORMATION; REVIEW AND REVISE THE STATE'S PROFILE FOR THE DISTRICT.	0.6	\$117.00
4/28/2025	KCH	REVIEW ORGANIZATIONAL RESOLUTIONS 2025-01 - 2025-11; EMAILS WITH K.REALI REGARDING ESTABLISHING ORDINANCE; REVIEW AGENDA PACKAGE WITH CORRESPONDING RESOLUTIONS; REVIEW SIGNED ORDINANCE AND TRANSMITTAL LETTER TO STATE OF FLORIDA.	2.4	\$804.00
4/29/2025	AM	UPDATE ORGANIZATIONAL DOCUMENTS.	1.5	\$292.50

SERVICES

Date	Person	Description of Services	Hours	Amount
4/29/2025	KCH	REVIEW RESOLUTIONS FOR ORGANIZATIONAL MEETING AND APPOINTING BOND COUNSEL AND SETTING PUBLIC HEARINGS.	2.0	\$670.00
4/30/2025	KCH	FINAL REVIEW OF ORGANIZATIONAL RESOLUTIONS.	2.0	\$670.00
Total Professional Services			17.8	\$4,528.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/28/2025	Florida Department of Economic Opportunity- Filing Fee- Annual Filing fee	\$100.00
Total Disbursements		\$100.00

Total Services	\$4,528.00
Total Disbursements	\$100.00
Total Current Charges	\$4,628.00
Previous Balance	\$1,240.00
PAY THIS AMOUNT	\$5,868.00

RECEIVED

05/07/2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26337	April 08, 2025	\$1,240.00	\$0.00	\$0.00	\$0.00	\$5,868.00
Total Remaining Balance Due						\$5,868.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,868.00	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sagebrush CDD
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

June 10, 2025

Client: 001641

Matter: 000001

Invoice #: 26667

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	REVIEW CDD ORGANIZATIONAL MEETING ISSUES; DRAFT EMAIL TO K. EVANS.	0.7	\$283.50
5/1/2025	AM	PREPARE DOCUMENTS FOR ORGANIZATIONAL MEETING; REVISE RESOLUTIONS RE FISCAL BUDGET; AND REVIEW MEETING AGENDA.	3.5	\$682.50
5/1/2025	KCH	SPEAK WITH K.EVANS REGARDING ORGANIZATIONAL MEETING; EMAILS WITH D.KRONICK AND A.DELAMORE REGARDING AGENDA PACKAGE FOR ORGANIZATIONAL MEETING.	0.4	\$150.00
5/12/2025	JMV	PREPARE AND FILE NOTICE OF ESTABLISHMENT; REVIEW CDD ORGANIZATIONAL DOCUMENTS; TELEPHONE CALL WITH D. WALLACE; TELEPHONE CALL WITH K. EVANS.	2.1	\$850.50
5/12/2025	KCH	PREPARE FOR AND ATTEND ORGANIZATIONAL MEETING IN PERSON.	2.5	\$937.50
5/16/2025	AM	REVISE NOTICE OF RULE MAKING AND NOTICE OF RULE DEVELOPMENT; DRAFT NEWSPAPER AD FOR INTENT TO USE UNIFORM METHOD.	0.6	\$117.00
5/19/2025	AM	REVISE NOTICE OF RULE MAKING, NOTICE OF RULE DEVELOPMENT, NEWSPAPER AD FOR INTENT TO USE UNIFORM METHOD; CREATE CORRESPONDENCE RE ADS FOR PUBLISHING.	0.4	\$78.00
5/19/2025	KCH	REVIEW PUBLICATION ADS FOR PUBLIC HEARINGS.	0.6	\$225.00
5/20/2025	AM	DRAFT RESOLUTION RE SPENDING AUTHORITY FOR DM AND CHAIR.	0.6	\$117.00
5/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$112.50

SERVICES

Date	Person	Description of Services	Hours	Amount
Total Professional Services			11.7	\$3,553.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/14/2025	Simplefile E-Recording- Filing Fee- Filing Fee	\$23.75
Total Disbursements		\$23.75

Total Services	\$3,553.50
Total Disbursements	\$23.75
Total Current Charges	\$3,577.25
Previous Balance	\$5,868.00
PAY THIS AMOUNT	\$9,445.25

RECEIVED
06-10-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26337	April 08, 2025	\$1,240.00	\$0.00	\$0.00	\$0.00	\$4,817.25
26505	May 06, 2025	\$4,528.00	\$100.00	\$0.00	\$0.00	\$8,205.25
Total Remaining Balance Due						\$9,445.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,577.25	\$4,628.00	\$1,240.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sagebrush CDD
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

July 09, 2025

Client: 001641

Matter: 000001

Invoice #: 26834

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	AM	DRAFT LANDOWNER'S AD.	0.8	\$156.00
6/3/2025	AM	REVISE LANDOWNERS' ELECTION MEETING AD.	0.3	\$58.50
6/4/2025	AM	DRAFT DOCUMNTS RE LANDOWNERS ELECTION MEETING.	1.0	\$195.00
6/9/2025	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
6/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.2	\$486.00
6/10/2025	AM	UPDATE RESOLUTIONS FOR LANDOWNERS MEETING; PREPARE CORRESPONDENCE RE LANDOWNERS ELECTION MEETING; DRAFT PUBLIC HEARING AD FOR BUDGET.	0.6	\$117.00
6/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND EDIT OATH OF OFFICE, RESOLUTION CANVASSING LANDOWNERS ELECTION RESULTS, AND RESOLUTION DESIGNATING OFFICERS.	2.1	\$787.50
6/12/2025	AM	REVISE AND REVIEW BOND COMPLAINT.	0.6	\$117.00
6/13/2025	AM	REVISE PUBLICATION AD FOR PUBLIC HEARING.	0.3	\$58.50
6/16/2025	AM	DRAFT DEVELOPER FUNDING AGREEMNET, RESOLUTION ADOPTING BUDGET, RESOLUTION ADOPTING RULES OF PROCEDURE, AND UNIFORM METHOD OF COLLECTION.	3.5	\$682.50

July 09, 2025

Client: 001641

Matter: 000001

Invoice #: 26834

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/19/2025	KCH	REVIEW BUDGET FUNDING AGREEMENT; REVIEW RESOLUTION ADOPTING UNIFORM RULES OF PROCEDURE; REVIEW RESOLUTION ADOPTING A BUDGET; REVIEW RESOLUTION EXPRESSING INTENT TO UTILIZE NON-AD VALOREM ASSESSMENT PROCESS.	0.8	\$300.00
6/23/2025	AM	REVISE PUBLIC HEARING DOCUMENTS.	0.3	\$58.50
6/23/2025	KCH	REVIEW RESOLUTION ADOPTING A BUDGET; REVIEW RESOLUTION EXPRESSING INTENT TO UTILIZE UNIFORM METHOD OF COLLECTION; REVIEW RESOLUTION ADOPTING UNIFORM RULES OF PROCEDURE; REVIEW BUDGET FUNDING AGREEMENT.	0.9	\$337.50
6/26/2025	KCH	PREPARE WEBSITE CREATION AND MANAGEMENT AGREEMENT WITH SCHOOLSTATUS.	1.0	\$375.00
6/27/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
6/30/2025	JMV	REVIEW EMAIL FROM D. KRONICK; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			14.3	\$4,081.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/18/2025	FEDEX- Federal Express- FedEx Services	\$35.39
6/30/2025	Business Observer- Professional Services- Legal Advertising	\$155.00
Total Disbursements		\$190.39

July 09, 2025
Client: 001641
Matter: 000001
Invoice #: 26834

Page: 3

Total Services	\$4,081.50
Total Disbursements	\$190.39
Total Current Charges	\$4,271.89
Previous Balance	\$0,445.25
PAY THIS AMOUNT	\$13,717.14

RECEIVED
07-09-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26337	April 08, 2025	\$1,240.00	\$0.00	\$0.00	\$0.00	\$5,511.89
26505	May 06, 2025	\$4,528.00	\$100.00	\$0.00	\$0.00	\$8,899.89
26667	June 10, 2025	\$3,553.50	\$23.75	\$0.00	\$0.00	\$7,849.14
Total Remaining Balance Due						\$13,717.14

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$7,849.14	\$0.00	\$4,628.00	\$1,240.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-00745P

Date 04/18/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-00745P

\$70.00

Meeting Notice

RE: Sagebrush Organizational Board of Supervisors Meeting on May 5, 2025

Published: 4/18/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$70.00

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
08-01-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board"), of the SageBrush Community Development District (the "District") will hold its organizational meeting on May 5, 2025, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The District is located between Denton Avenue and Houston Avenue, approximately one-half (0.5) mile east of Little Road in Pasco County, Florida.

The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (813) 933-5571 ("District Manager's Office").

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

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

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

SageBrush Community Development District

Debby Wallace

District Manager

April 18, 2025

25-00745P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-00815P

Date 04/25/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-00815P

\$61.25

Public Board Meetings

RE: SageBrush Board of Supervisors Meeting on May 12, 2025

Published: 4/25/2025

RECEIVED
04/24/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (813) 933-5571 ("District Manager's Office").

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

SageBrush Community Development District
Debby Wallace
District Manager

April 25, 2025

25-00815P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01020P

Date 05/23/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01020P
Request for Qualification
RE: Engineering Services; Sagebrush CDD
Published: 5/23/2025

\$118.13

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$118.13

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
05-22-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

The SageBrush Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 12:00 p.m. on June 13, 2025, to the attention of Debby Bayne-Wallace, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Debby Bayne-Wallace, District Manager at dbwallace@rizzetta.com.

Debby Bayne-Wallace, District Manager

May 23, 2025

25-01020P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01021P

Date 05/23/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01021P

\$70.00

Notice of FY 2024/2025 Meeting Schedule

RE: Meetings on various date in 2025 at 9:00am; SageBrush CDD

Published: 5/23/2025

Important Message

Please include our Serial #
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NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
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INVOICE

Legal Advertising

SageBrush Community Development District Notice of FY 2024/2025 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the SageBrush Community Development District are scheduled to be held at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SageBrush Community Development District
Debby Wallace
District Manager

May 23, 2025

25-01021P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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INVOICE

Legal Advertising

Invoice # 25-01077P

Date 05/30/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01077P Notice of Rule Development RE: SageBrush Rules of Procedure Development Published: 5/30/2025	\$61.25
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Total

\$61.25

Payment is expected within 30 days of the
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RECEIVED
05-29-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Sarasota, FL 34236
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INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the SageBrush Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via email at dbwallace@rizzeta.com or by calling 813-933-5571.

SageBrush Community Development District

Debby Bayne-Wallace, District Manager

May 30, 2025

25-01077P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Serial Number
25-01077P

Business Observer

RECEIVED
JUN - 2 2025

BY:

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Rule Development

in the matter of SageBrush Rules of Procedure Development

in the Court, was published in said newspaper by print in the

issues of 5/30/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

NOTICE OF RULE DEVELOPMENT BY THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the SageBrush Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.01(6), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via email at dbwallace@fizzeta.com or by calling 813-933-5571.

SageBrush Community Development District

Debby Bayne-Wallace, District Manager

May 30, 2025

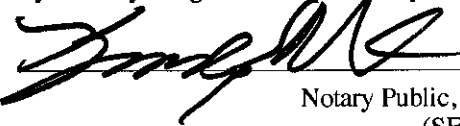
25-01077P


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

30th day of May, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01096P

Date 06/06/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01096P

\$280.00

Notice of Public Hearing

RE: SageBrush Board of Supervisors Meeting on July 8, 2025

Published: 6/6/2025, 6/13/2025, 6/20/2025, 6/27/2025

Important Message

Please include our Serial #
on your check

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Total

\$280.00

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first publication date of your notice.

RECEIVED
07-28-2025

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**The SageBrush Community Development District
Notice of a public hearing and the intent to use the uniform method for the
levy, collection, and enforcement of non-ad valorem assessments**

The Board of Supervisors ("Board") of the SageBrush Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, July 8, 2025, at 9 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at dbwallace@rizzeta.com at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Debby Bayne-Wayne, District Manager
June 6, 13, 20, 27, 2025

25-01096P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Serial Number
25-01096P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of SageBrush Board of Supervisors Meeting on July 8, 2025

in the Court, was published in said newspaper by print in the

issues of 6/6/2025, 6/13/2025, 6/20/2025, 6/27/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

RECEIVED
JUN 30 2025

BY:

**The SageBrush Community Development District
Notice of a public hearing and the intent to use the uniform method for the
levy, collection, and enforcement of non-ad valorem assessments**

The Board of Supervisors ("Board") of the SageBrush Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, July 8, 2025, at 9 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at dbwallace@rizzeta.com at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Debby Bayne-Wayne, District Manager

June 6, 13, 20, 27, 2025

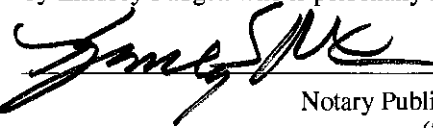
25-01096P

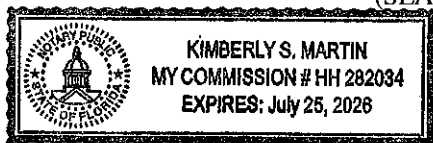

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

27th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01097P

Date 06/06/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01097P Notice of Public Hearing RE: SageBrush Board of Supervisors Meeting regarding Rulemaking on July 8, 2025 Published: 6/6/2025	\$129.06
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07-29-2025

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INVOICE

Legal Advertising

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the SageBrush Community Development District on Tuesday, July 8, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

In accord with Chapter 190, Florida Statutes, the SageBrush Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer on May 30, 2025.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twentyone (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: July 8, 2025

TIME: 9:00 a.m.

PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, and received within twentyone (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-933-5571 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, Debby Bayne-Wallace, via email at dbwallace@rizzetta.com or by calling 813-933-5571.

SageBrush Community Development District

Debby Bayne-Wallace, District Manager

June 6, 2025

25-01097P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01160P

Date 06/13/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01160P

\$161.88

Notice of Landowners' Meeting

RE: SageBrush Landowners' Meeting on July 8, 2025 - Election of 5 Board Members

Published: 6/13/2025, 6/20/2025

RECEIVED
06/12/2025

Important Message

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com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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Total

\$161.88

Payment is expected within 30 days of the
first publication date of your notice.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the SageBrush Community Development District

Notice is hereby given to the public and all landowners within the SageBrush Community Development District (the "District"), comprised of approximately 306.7 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 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: July 8, 2025

TIME: 9:00 a.m.

PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. 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 via email Scott Brizendine at sbrizendine@rizzetta.com or by phone at (813) 933-5571, at least 48 hours before the hearing. 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.

Scott Brizendine, District Manager
June 13, 20, 2025

25-01160P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Serial Number
25-01160P

Business Observer

RECEIVED
JUN 30 2025

Published Weekly
New Port Richey, Pasco County, Florida

BY:

Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
SageBrush Community Development District

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Landowners' Meeting

in the matter of SageBrush Landowners' Meeting on July 8, 2025 - Election of 5 Board Members

in the Court, was published in said newspaper by print in the

issues of 6/13/2025, 6/20/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Notice is hereby given to the public and all landowners within the SageBrush Community Development District (the "District"), comprised of approximately 306.7 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 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: July 8, 2025

TIME: 9:00 a.m.

PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. 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 via email Scott Brizendine at sbrizendine@rizzetta.com or by phone at (813) 933-5571, at least 48 hours before the hearing. 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.

Scott Brizendine, District Manager
June 13, 2025

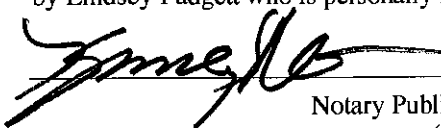
25-01160P

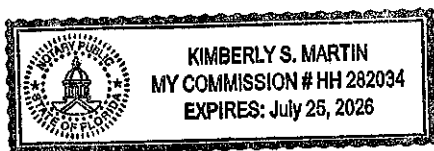

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

20th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01263P

Date 06/27/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01263P

\$65.63

Public Board Meetings

RE: SageBrush Board of Supervisors 2024/2025 Meeting Schedule

Published: 6/27/2025

RECEIVED
06/26/2025

Important Message

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com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

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Total

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INVOICE

Legal Advertising

SageBrush Community Development District Notice of FY 2024/2025 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the SageBrush Community Development District are scheduled to be held at 9:00 a.m. or immediately following the Acacia Fields CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

July 8, 2025
August 12, 2025
September 9, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SageBrush Community Development District

Scott Brizendine

District Manager

June 27, 2025

25-01263P

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Serial Number
25-01263P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of SageBrush Board of Supervisors 2024/2025 Meeting Schedule

in the Court, was published in said newspaper by print in the

issues of 6/27/2025

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*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

RECEIVED
JUN 30 2025

EX:

SageBrush Community Development District Notice of FY 2024/2025 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Sage-Brush Community Development District are scheduled to be held at 9:00 a.m. or immediately following the Acacia Fields CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

July 8, 2025

August 12, 2025

September 9, 2025

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SageBrush Community Development District

Scott Brizendine

District Manager

June 27, 2025

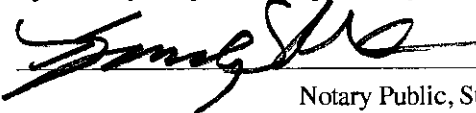
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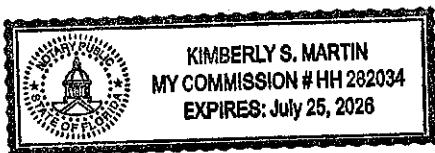

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

27th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01271P

Date 06/27/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01271P

\$59.06

Public Board Meetings

RE: SageBrush Board of Supervisors Meeting on July 8, 2025

Published: 6/27/2025

RECEIVED
06/26/2025

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Legal Advertising

SageBrush Community Development District NOTICE OF AUDIT COMMITTEE & REGULAR MEETING

The Board of Supervisors of SageBrush Development District will hold their regular meeting on July 8, 2025 at 900 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. **There will be an Audit Committee meeting before the Board of Supervisors' regular meeting.** The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1 (800) 955-8770, who can aid you in contacting the District Office.

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

SageBrush Community Development District
Scott Brizendine
District Manager
June 27, 2025

25-01271P

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25-01271P

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New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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being a Public Board Meetings

in the matter of SageBrush Board of Supervisors Meeting on July 8, 2025

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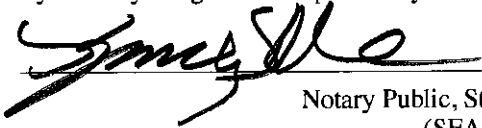


Lindsey Padgett

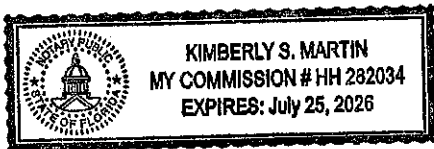
Sworn to and subscribed, and personally appeared by physical presence before me,

27th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



AUGUST 10
JUN 30 2025

DT:

**SageBrush Community Development District
NOTICE OF AUDIT COMMITTEE & REGULAR MEETING**

The Board of Supervisors of SageBrush Development District will hold their regular meeting on July 8, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. **There will be an Audit Committee meeting before the Board of Supervisors' regular meeting.** The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1 (800) 955-8770, who can aid you in contacting the District Office.

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

SageBrush Community Development District
Scott Brizendine
District Manager
June 27, 2025

25-01271P

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01405P

Date 07/11/2025

Attn:
Sagebrush CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01405P

\$140.00

Notice of Public Hearing

RE: Public Hearing for Sagebrush on August 12, 2025 at 9:00 a.m.

Published: 7/11/2025, 7/18/2025

Important Message

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on your check

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07-10-2025

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Notice of Public Hearing and Board of Supervisors Meeting of the SageBrush Community Development District

The Board of Supervisors (the "Board") of the SageBrush Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 and the District's fiscal year 2025-2026 proposed budgets. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.sagebrushcdd.org/>, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at 813-933-5571.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's 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.

Scott Brizendine
District Manager
July 11, 18, 2025

25-01405P

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INVOICE

Legal Advertising

Invoice # 25-01561P

Date 07/25/2025

Attn:
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3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01561P

\$72.19

Request for Proposals

RE: SageBrush Request for Annual Audit Services Proposals

Published: 7/25/2025

RECEIVED
07/24/2025

Important Message

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on your check

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INVOICE

Legal Advertising

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The SageBrush Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for two (2) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Scott Brizendine Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200 Tampa, FL 33614 (813) 933-5571 (or by email sbrizendine@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, SageBrush Community Development District." Proposals must be received by August 11, 2025 at 12:00 p.m. on TBD, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Scott Brizendine
District Manager

July 25, 2025

25-01561P

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Serial Number
25-01561P

Business Observer

RECEIVED
JUL 28 2025

Published Weekly
New Port Richey, Pasco County, Florida

BY:

COUNTY OF PASCO

STATE OF FLORIDA

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being a Request for Proposals

in the matter of SageBrush Request for Annual Audit Services Proposals

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Scott Brizendine
District Manager

July 25, 2025

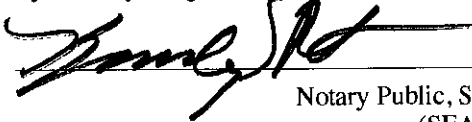
25-01561P


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Tab 5

Sean Finotti

6604 Pemberton Sage Ct
Seffner, FL 33584
sean.finotti@ymail.com
813-767-1510

September 12, 2025

Kelly Evans

Lennar Homes, LLC
4301 W Boyscout Rd
Tampa, FL 33607

Dear Kelly,

I am writing to formally resign from my position on the following CDD Boards: Sage Brush Acacia Fields, Connerton, New Port Corners, and Wind Meadows effective September 12th, 2025.

This decision was not made lightly, as I have greatly valued the opportunity to work with you and be a part of the Lennar team. I am grateful for the support, guidance, and opportunities for professional and personal development that I have received during my time here.

Thank you once again for the opportunity to be a part of Lennar, I hope to stay in touch and wish the company continued success.

Sincerely,

Sean Finotti

Tab 6

SageBrush

COMMUNITY DEVELOPMENT DISTRICT

Report of the District Engineer

Prepared for:
Board of Supervisors
SageBrush Community Development District
Pasco County, Florida

Prepared by:
Brian G. Surak, P.E.
Clearview Land Design, P.L.
Tampa, Florida

Date: June 2025

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VICINITY MAP	EXHIBIT A
SURROUNDING ROADWAY NETWORK MAP	EXHIBIT B
CDD BOUNDARY METES & BOUNDS DESCRIPTION & MAP	EXHIBIT C

**SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S REPORT**

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the SageBrush Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District consists of 306.7 acres of land and is located entirely within unincorporated Pasco County, Florida (“County”). The site is generally located between Denton Avenue and Houston Avenue, about ½ mile east of Little Road.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development, which is planned for 804 residential homes. The following chart shows the planned product types for the District:

Table 1

Product Type	Total Units
40' wide lot	400
50' wide lot	404
TOTAL	804

The public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways may be financed by the District. The District anticipates owning and operating all roads within the District. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowner's association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the applicable Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County rights-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of the grading of private lots, or the costs of transporting any fill to private lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, onsite force main and onsite lift stations.

The water and wastewater collection systems for all phases will be acquired by the District and then dedicated to the County for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The County has distinct design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and, in most cases, will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a rights-of-way agreement to be entered into with the County. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Active / Passive Amenities:

The District will include a combination of active and passive amenities.

Active Recreational Amenities: Active recreational amenities include pools, clubhouses, fitness centers, etc.

Active recreational facilities will be constructed and initially owned and maintained by the Developer. The Developer may convey these private amenities to the CDD for the benefit of the residents once the project is built out. Therefore, the construction costs associated with these recreational facilities are included in the CIP cost summary within this Report.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within rights-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Environmental Conservation/Mitigation:

The project area contains the presence of gopher tortoises, a listed, protected species in Florida. A 100% Gopher Tortoises will be completed prior to construction and all tortoises will be relocated to an approved recipient site in Florida.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Offsite improvements include the following:

- Denton Avenue Widening
- Houston Avenue Widening

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
DCH Denton MPUD	MPUD	RZ7585	09/20/2022	12/31/2030
SageBrush Subdivision	Master Water and Sewer Plan	PCU#21-126.09	01/21/2025	N/A
SageBrush Phases 1	Pasco Site Permit Placard Issuance	SDP-2025-00051	04/23/2025	
SageBrush Phases 2 & 3	Pasco Site Permit Placard Issuance	Pending	Pending	
SageBrush Amenity Center	Pasco Site Permit Placard Issuance	Pending	Pending	
Denton Avenue R/W Use Permit	Pasco R/W Use Permit	ROW-2024-00945	Pending	
Houston Avenue R/W Use Permit	Pasco R/W Use Permit	Pending	Pending	
SageBrush Phase 1	SWFWMD Environmental Resource Permit	43045629.002	01/13/2025	01/13/2030
SageBrush Phases 2 & 3	SWFWMD Environmental Resource Permit	Pending	Pending	Pending
SageBrush Amenity Center	SWFWMD Environmental Resource Permit	Pending	Pending	Pending
SageBrush Phase 1A – 1D	Pasco Utilities Letter of Commitment	PCU#21-126.02 PCU#21-126.04 PCU#21-126.05 PCU#21-126.06	01/28/2025	01/28/2026
SageBrush Phase 2	Pasco Utilities Letter of Commitment	PCU#21-126.07	02/03/2025	02/03/2026
SageBrush Amenity Center	Pasco Utilities Letter of Commitment	PCU#21-126.08	02/05/2025	02/05/2026
SageBrush Phase 1A-1D	FDEP Water System Permit	1787-51CW21-126.02 1787-51CW21-126.04 1787-51CW21-126.05 1787-51CW21-126.06	05/21/2025 05/28/2025 05/28/2025 05/28/2025	05/21/2026 05/28/2026 05/28/2026 05/28/2026
SageBrush Phase 2	FDEP Water System Permit	Pending	Pending	Pending
SageBrush Phase 3	FDEP Water System Permit	Pending	Pending	Pending
SageBrush Phase 1A-1D	FDEP Wastewater System Permit	2064-51CS21-126.02 2064-51CS21-126.04 2064-51CS21-126.05 2064-51CS21-126.06	05/21/2025 05/28/2025 05/28/2025 05/28/2025	05/21/2026 05/28/2026 05/28/2026 05/28/2026

SageBrush Phase 2	FDEP Wastewater System Permit	Pending	Pending	Pending
SageBrush Phase 3	FDEP Wastewater Permit	Pending	Pending	Pending
SageBrush Phase 1	Gopher Tortoise Permit	TBD	TBD	TBD
SageBrush Phases 2 & 3	Gopher Tortoise Permit	TBD	TBD	TBD
SageBrush Phases 1	Final Plat	Pending	Pending	Pending
SageBrush Phases 2	Final Plat	TBD	TBD	TBD
SageBrush Phase 3	Final Plat	TBD	TBD	TBD

5. OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES

Table 2 shown below presents, among other things, the Opinion of Probable Construction Costs for the CIP. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing, both for the CIP.

TABLE 2

Improvement	Estimated Cost	Financing Entity	Operation & Maintenance Entity
Offsite Improvements (Denton Ave. / Houston Ave.	\$900,000	CDD	County
Public Roadways	\$6,753,600	CDD	CDD
Water/Wastewater	\$6,753,600	CDD	County
Stormwater System / Public Earthwork	\$9,004,800	CDD	CDD
Landscape/Hardscape/Irrigation	\$1,100,000	CDD	CDD
Active Amenities	\$6,000,000	CDD	CDD
Incremental Cost of Undergrounding Conduit	\$250,000	CDD	N/A
Environmental / Wildlife Mitigation	\$2,000,000	CDD	N/A
Professional Services	\$1,750,000	CDD	N/A
Permitting	\$300,000	CDD	N/A
Contingency	\$3,481,200	As above	As above
TOTAL	\$38,293,200		

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

- b. The Developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, in a form acceptable to the District's bond counsel.
- d. The CDD will be responsible for the operation and maintenance of sidewalks and landscaping within non-County rights-of-way and within the boundaries of the District, all pursuant to Pasco County requirements.
- e. Pasco County Utilities will only maintain utility lines in public rights-of-way or County-owned easements.
- f. Curb and gutter for the roadway improvements are not counted twice in connection with the stormwater costs.
- g. As stated above, active recreational amenities will be constructed and initially owned and maintained by the Developer. The Developer may convey these private amenities to the CDD for the benefit of the residents once the project is built out. Therefore, the construction costs associated with these recreational facilities are included in the CIP cost summary within this Report

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure.
- all of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

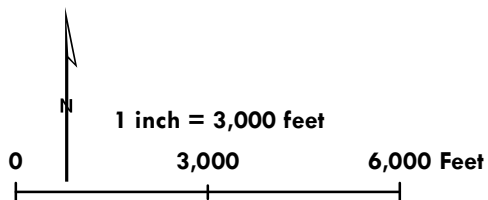
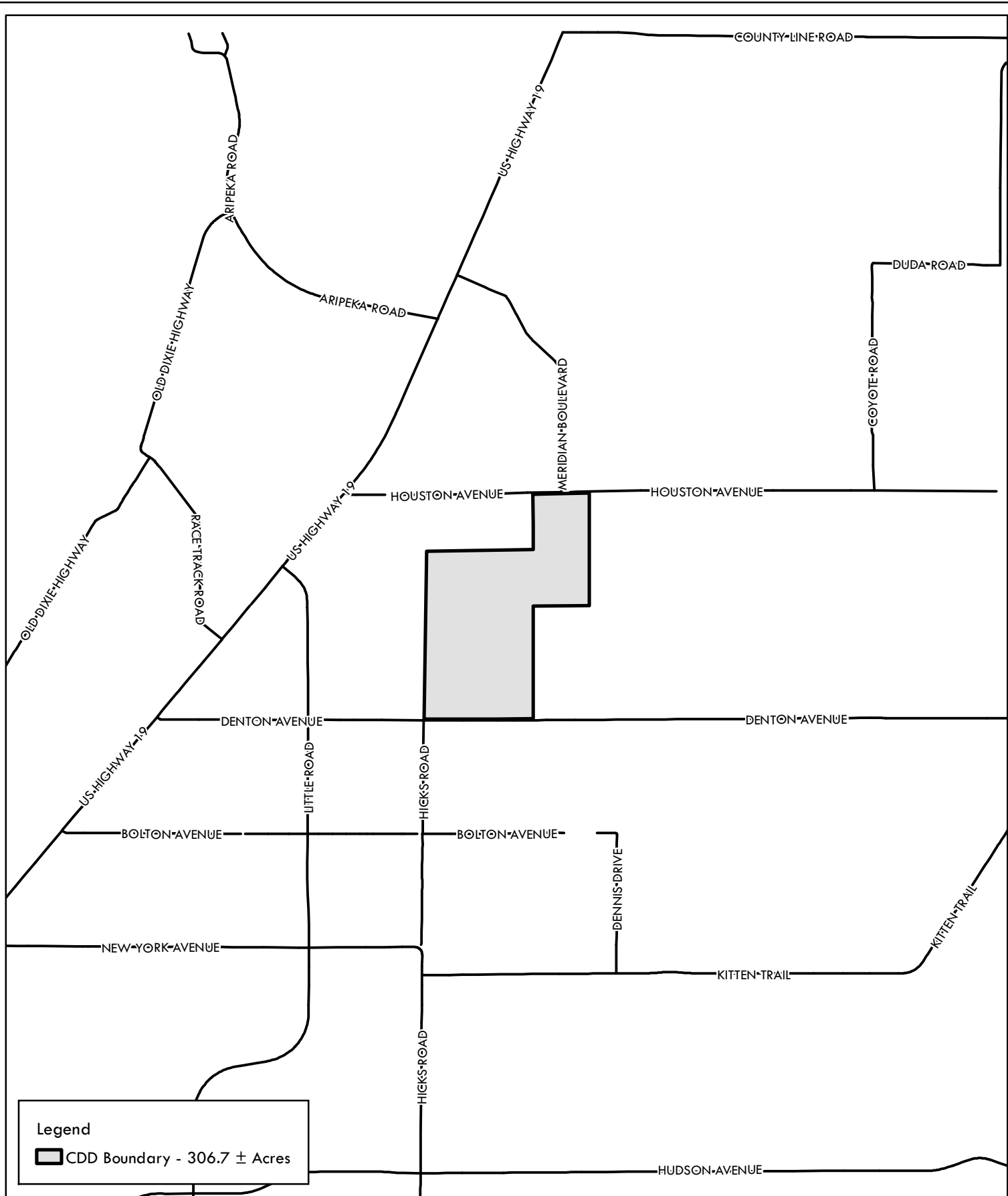
Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

This item has been digitally signed and sealed by
BRIAN G. SURAK, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copies.

Brian G. Surak, P.E
SageBrush Community Development District Engineer
FL Registration No.: 59064

EXHIBIT A

VICINITY MAP

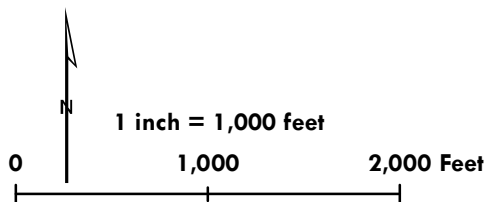


Sage Brush CDD

Vicinity Map

EXHIBIT B

ADJACENT ROAD NETWORK MAP



Sage Brush CDD

Aerial Map

Clearview
 LAND DESIGN, P.L.
 3010 W. Azeele Street Suite 150
 Tampa, Florida 33609 (813) 223-3919

EXHIBIT C

SAGEBRUSH CDD BOUNDARY METES & BOUNDS DESCRIPTION AND MAP

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Section 18, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 18, run thence along the West boundary of the Southwest 1/4 of said Section 18, the following two (2) courses: 1) N.00°59'37"E., a distance of 33.83 feet, to the POINT OF BEGINNING; 2) continue, N.00°59'37"E., a distance of 2603.77 feet, to the Southwest corner of the Northwest 1/4 of said Section 18; thence along the West boundary thereof, N.00°53'18"E., a distance of 1315.00 feet, to the Northwest corner of the South 1/2 of said Northwest 1/4 of Section 18; thence along the North boundary thereof, a portion of which also being the South boundary of LAKE MARINETTE, according to the plat thereof as recorded in Plat Book 18, Page 30, of the Public Records of Pasco County, Florida, N.89°04'52"E., a distance of 2483.26 feet, to the Northeast corner of the aforesaid South 1/2 of the Northwest 1/4 of Section 18, also being the Southeast corner of said LAKE MARINETTE; thence along the West boundary of the Northeast 1/4 of said Section 18, also being the East boundary of said LAKE MARINETTE, N.00°02'56"W., a distance of 1290.84 feet, to a point on the South right-of-way line of HOUSTON AVENUE, as found monumented; thence along said South right-of-way line, the following two (2) courses: 1) N.89°17'26"E., a distance of 366.01 feet; 2) N.88°38'09"E., a distance of 951.85 feet, to a point on the East boundary of the West 1/2 of the aforesaid Northeast 1/4 of Section 18; thence along said East boundary, S.00°01'58"W., a distance of 2628.42 feet, to the Southeast corner of said West 1/2 of the Northeast 1/4 of Section 18; thence along the South boundary thereof, S.89°25'44"W., a distance of 1312.37 feet, to the Northeast corner of the aforesaid Southwest 1/4 of Section 18; thence along the East boundary thereof, S.00°02'16"E., a distance of 2631.72 feet, to a point on the North maintained right-of-way line of DENTON AVENUE; thence along said North maintained right-of-way line, the following four (4) courses: 1) S.89°44'38"W., a distance of 862.60 feet; 2) N.89°53'16"W., a distance of 364.69 feet; 3) N.89°56'19"W., a distance of 476.88 feet; 4) S.89°59'05"W., a distance of 848.72 feet, to the POINT OF BEGINNING.

Containing 306.698 acres, more or less.



JOB #:		
DRAWN: JMG	DATE: 07/06/24	CHECKED: LT
Prepared For: LENNAR		
Revisions		
DATE	DESCRIPTION	DRAWN

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



Scale: 1" = 600'

Z9

Description Sketch

(Not A Survey)

HOUSTON AVENUE

North line of the Northeast
1/4 of Section 18-24-17

West boundary of the Northeast
1/4 of Section 18-24-17 and
East boundary of LAKE MARINETTE

LAKE MARINETTE
P.B. 18, Pg. 30

Northeast corner of the South
1/2 of the Northwest 1/4 of
Section 18-24-17 and
Southeast corner of LAKE
MARINETTE

North boundary of the
South 1/2 of the Northwest
1/4 of Section 18-24-17

N89°04'52"E

Northwest corner of the
South 1/2 of the Northwest
1/4 of Section 18-24-17

South boundary of the
LAKE MARINETTE

West boundary of the
Northwest 1/4 of
Section 18-24-17

N00°53'18"E

1315.00'

West boundary of the
Northwest 1/4 of
Section 18-24-17

N00°02'56"W
1290.84'

Southwest corner of the
West 1/2 of the Northeast
1/4 of Section 18-24-17

Southeast corner of the
West 1/2 of the Northeast
1/4 of Section 18-24-17

S89°25'44"W 1312.37'

South boundary of the
West 1/2 of the Northeast
1/4 of Section 18-24-17

Southwest corner of the
Northwest 1/4 of Section
18-24-17

Area = 306.698 Acres±

UNITS 5 & 6 OF
GULF COAST ACRES
(P.B. 4, Pg. 94)

2603.77'

West boundary of the
Southwest 1/4 of
Section 18-24-17

N00°59'37"E

POINT OF
BEGINNING

North Maintained
Right-of-way Line

L1

L6

L5

L4

L3

POINT OF
COMMENCEMENT

Southwest corner of Section
18-24-17

South boundary of the
Southwest 1/4 of Section
18-24-17

DENTON AVENUE

INDIAN OAKS HILLS
(UNRECORDED PLAT)

Line Data Table

No.	Bearing	Length
L1	N00°59'37"E	33.83'
L2	N89°17'26"E	366.01'
L3	S89°44'38"W	862.60'
L4	N89°53'16"W	364.69'
L5	N89°56'19"W	476.88'
L6	S89°59'05"W	848.72'

Tab 7



Rizzetta & Company

SageBrush Community Development District

Master Special Assessment Allocation Report

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
www.rizzetta.com

June 9, 2025

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I. INTRODUCTION

This Master Special Assessment Allocation Report (the “Report”) is being presented in anticipation of financing a capital improvement program by the SageBrush Community Development District (“**District**”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project.

The District plans to issue bonds in one or more series to fund a portion of the capital improvement program, also known as the CIP. This report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the CIP. Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

II. DEFINED TERMS

“Capital Improvement Program” (or **“CIP”**) - Construction and/or acquisition of public infrastructure planned for the District, as specified in the Engineer’s Report (defined herein).

“Developer” – Lennar Homes, LLC.

“District” – SageBrush Community Development District.

“District Engineer” – Clearview Land Design, P.L.

“Engineer’s Report” - That certain *Report of the District Engineer* dated June 2025.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.



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III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, Florida on April 22, 2025, pursuant to Ordinance No. 25-25, which was effective as of April 25, 2025.

The District encompasses approximately 306.698 +/- acres and is located entirely within Pasco County, Florida. The District is generally located between Denton Avenue and Houston Avenue, about a half mile east of Little Road. The current development plan for the District includes approximately eight hundred and four (804) residential units. Table 1 illustrates the District's preliminary development plan.

IV. CAPITAL IMPROVEMENT PROGRAM

The District's CIP includes, but is not limited to, offsite improvements, public roadways, water and wastewater, stormwater system and public earthwork, landscape, hardscape, irrigation, incremental cost of undergrounding conduit, environmental and wildlife mitigation, professional services, permitting, and contingencies. The total CIP is estimated to cost \$38,293,200 as shown in Table 2. It is expected that the District will issue bonds in one or more series to fund all or a portion of the CIP, with the balance funded by the Developer, or other sources.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system and facilities being constructed. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in this Report.



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It is anticipated that the CIP will provide special benefit to the development areas within the District. The components of the CIP are a District-wide system of improvements and are designed specifically to facilitate the development of District properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the special assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the special assessments as long as the manner in which the board allocates the special assessments is fairly and reasonably determined.

Section 170.201, *Florida Statutes*, states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the special assessment for each parcel of land is not in excess of the proportional benefits as compared to other special assessments on other parcels of land.

Table 3 demonstrates the allocation of the estimated costs allocated to the various planned unit types. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use and front footage. These EAU factors, which utilize a 50' lot frontage as the standard lot size, are provided on Table 3. As described further herein, and based in part on the report of the District Engineer, it is our professional opinion that the Maximum Assessments are supported by sufficient benefit from the CIP, and that the Maximum Assessments are fairly and reasonably allocated to all assessable properties subject to the Maximum Assessments.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund all or a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District. The District reserves the right to create distinct assessment areas.

A maximum bond sizing has been provided on Table 4. These maximum bond amounts have been calculated using conservative financing assumptions provided by



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the District's underwriter and represents a scenario in which the entirety of the CIP is funded with bond proceeds. Please note that Table 4 represents the District's maximum total issuances for the total CIP, as defined by the District Engineer. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in amounts lower than the maximum amounts, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities and structures up to the maximum principal amounts. Table 6 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

C. Maximum Assessment Methodology

Initially, the District may impose master Maximum Assessment liens based on the maximum benefit conferred on the parcels within the District based on the scope of work identified within the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds is not expected to exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

Presently, all of the lands subject to the Maximum Assessments are Unplatted Parcels. It is anticipated that assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units on a first platted first assigned basis at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, Maximum Assessments may be allocated to such lands, pursuant to the methodology described herein.

VI. TRUE-UP PAYMENTS

This Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the District ("**Property**"), and also establishes an initial assessment per acre amount for the unplatted portions of the Property. As set forth herein, the maximum annual assessment per acre levied on the Property is **\$14,685** inclusive of estimated county collection costs and discounts (as adjusted in connection with the issuance of any particular bond series and as set forth in a supplemental assessment methodology report) ("**Original Debt per Acre Amount**"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "**Proposed Plat**") shall be presented to the District for a "true-up" review as follows:



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- a. If a Proposed Plat is consistent with the development plan as identified herein, and the debt assessments per acre on the **"Remaining Unplatted Lands"** (i.e., those remaining unplatted lands after the Proposed Plat is recorded) are equal to the Original Debt per Acre Amount after the Proposed Plat, then the District shall allocate the assessments to the product types being platted and the remaining property in accordance with this Report.
- b. If a Proposed Plat results in a decrease in the assessments per acre on the Remaining Unplatted Lands as compared to the Original Debt per Acre Amount after the Proposed Plat, then the District may undertake a pro rata reduction of assessments, or may otherwise address such decrease as allowed by law.
- c. If a Proposed Plat results in an increase in the assessments per acre on the Remaining Unplatted Lands as compared to the Original Debt per Acre Amount after the Proposed Plat, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between the assessments per acre on the Remaining Unplatted Lands and the Original Debt per Acre Amount, plus applicable interest and collection costs.

In considering whether to require a True-Up Payment, the District shall consider what amount of EAU (and thus special assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account the Proposed Plat, and by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion, and such decision may require that the developer provide additional information. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be produced demonstrating that there will be sufficient special assessments to pay debt service on the District's applicable bonds outstanding, and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bonds as set forth in the relevant assessment proceedings.

All special assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated



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special assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats. Further, this true-up process may be applied to individual assessment areas, if established by the District through a supplemental assessment report and resolution.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

VII. FURTHER CONSIDERATIONS

New Product Types. Generally stated, the special assessments set forth in **Table 6** have been established based on an assessment value for the anticipated product types. However, additional product types may be developed, and, in such an event, the District's Assessment Consultant may determine special assessments for the product types derived from the underlying assessment values set forth in **Table 6**, and without a further public hearing by the District.

Common Areas. All amenities and common areas not owned by the District and within the District will be owned and operated by a homeowners'/property owners' association(s) for the benefit of the District landowners and are considered a common element for the exclusive benefit of residents and landowners. Accordingly, any benefit from the amenities and common areas flows directly to the benefit of all land within the District, and no special assessments will be assigned to such areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the special assessments without specific consent thereto. If at any time, any real property on which special assessments are imposed, proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Third Party Transfers. In the event an unplatted parcel is sold to a third party not affiliated with the Developer, the special assessments will be assigned to that unplatted parcel based on the total number of planned units reasonably assigned by the Developer to that unplatted parcel. The owner of that unplatted parcel will be responsible for the total assessments applicable to the unplatted parcel, regardless of the total number of planned units ultimately platted. These total assessments are fixed to the unplatted parcel at the time of sale.

Contributions. As set forth in any supplemental report, and subject to an appropriate agreement with the District, the Developer may opt to "buy down" the special assessments on particular product types and/or lands using a contribution of cash, infrastructure, work product or land (at appraised value), or other consideration, and in order for the special assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional



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contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down special assessments will not be eligible for payment from any bond proceeds.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, including the District Engineer, District underwriter and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

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



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EXHIBIT A:

MASTER ALLOCATION METHODOLOGY



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**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	AVG. FF LOT SIZE	EAU	TOTAL UNITS
Single Family 40'	40	0.80	400
Single Family 50'	50	1.00	404
		TOTAL	804

Preliminary Development Plan provided by the Developer and is subject to change.

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

DESCRIPTION	TOTAL ESTIMATED COSTS
Offsite Improvements (Denton Ave. / Houston Ave.)	\$ 900,000
Public Roadways	\$ 6,753,600
Water/Wastewater	\$ 6,753,600
Stormwater System / Public Earthwork	\$ 9,004,800
Landscape/Hardscape/Irrigation	\$ 1,100,000
Active Amenities	\$ 6,000,000
Incremental Cost of Undergrounding Conduit	\$ 250,000
Environmental / Wildlife Mitigation	\$ 2,000,000
Professional Services	\$ 1,750,000
Permitting	\$ 300,000
Contingency	\$ 3,481,200
Total CIP Construction Costs	\$ 38,293,200

NOTE: Infrastructure cost estimates provided by the District Engineer.

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU's	% of EAU's	TOTAL COST	PER UNIT COST
Single Family 40'	0.80	400	320	44%	\$16,925,171	\$42,313
Single Family 50'	1.00	404	404	56%	\$21,368,029	\$52,891
		804	724	100%	\$38,293,200	

SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate	7.5%
Maximum Annual Debt Service ("MADS")	\$4,233,562

SOURCES:

MAXIMUM PRINCIPAL AMOUNT	\$50,000,000
Total Net Proceeds	\$50,000,000

USES:

Construction Account	(\$38,293,200)
Debt Service Reserve Fund	(\$4,233,562)
Capitalized Interest	(\$5,625,000)
Costs of Issuance	(\$848,238)
Underwriter's Discount	(\$1,000,000)
Total Uses	(\$50,000,000)

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate		7.5%
Maximum Initial Principal Amount		\$50,000,000
Aggregate Annual Installment		\$4,233,562 (1)
Estimated County Collection Costs	2.00%	\$90,076 (2)
Maximum Early Payment Discounts	4.00%	\$180,152 (2)
Estimated Total Annual Installment		\$4,503,789

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**SAGEBRUSH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Single Family 40'	400	0.80	320	44%	\$22,099,448	\$55,249	\$1,990,625	\$4,977
Single Family 50'	404	1.00	404	56%	\$27,900,552	\$69,061	\$2,513,164	\$6,221
TOTAL	804		724	100%	\$50,000,000		\$4,503,789	

(1) Represents maximum assessments for the District and allocated by EAU.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID NO.	LU	MAXIMUM PRINCIPAL	MAXIMUM ANNUAL INSTALLMENT
See Legal Description Attached	1 ACRE	\$163,027	\$14,685
TOTAL	306.698 ACRES	\$50,000,000	\$4,503,789

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Section 18, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 18, run thence along the West boundary of the Southwest 1/4 of said Section 18, the following two (2) courses: 1) N.00°59'37"E., a distance of 33.83 feet, to the POINT OF BEGINNING; 2) continue, N.00°59'37"E., a distance of 2603.77 feet, to the Southwest corner of the Northwest 1/4 of said Section 18; thence along the West boundary thereof, N.00°53'18"E., a distance of 1315.00 feet, to the Northwest corner of the South 1/2 of said Northwest 1/4 of Section 18; thence along the North boundary thereof, a portion of which also being the South boundary of LAKE MARINETTE, according to the plat thereof as recorded in Plat Book 18, Page 30, of the Public Records of Pasco County, Florida, N.89°04'52"E., a distance of 2483.26 feet, to the Northeast corner of the aforesaid South 1/2 of the Northwest 1/4 of Section 18, also being the Southeast corner of said LAKE MARINETTE; thence along the West boundary of the Northeast 1/4 of said Section 18, also being the East boundary of said LAKE MARINETTE, N.00°02'56"W., a distance of 1290.84 feet, to a point on the South right-of-way line of HOUSTON AVENUE, as found monumented; thence along said South right-of-way line, the following two (2) courses: 1) N.89°17'26"E., a distance of 366.01 feet; 2) N.88°38'09"E., a distance of 951.85 feet, to a point on the East boundary of the West 1/2 of the aforesaid Northeast 1/4 of Section 18; thence along said East boundary, S.00°01'58"W., a distance of 2628.42 feet, to the Southeast corner of said West 1/2 of the Northeast 1/4 of Section 18; thence along the South boundary thereof, S.89°25'44"W., a distance of 1312.37 feet, to the Northeast corner of the aforesaid Southwest 1/4 of Section 18; thence along the East boundary thereof, S.00°02'16"E., a distance of 2631.72 feet, to a point on the North maintained right-of-way line of DENTON AVENUE; thence along said North maintained right-of-way line, the following four (4) courses: 1) S.89°44'38"W., a distance of 862.60 feet; 2) N.89°53'16"W., a distance of 364.69 feet; 3) N.89°56'19"W., a distance of 476.88 feet; 4) S.89°59'05"W., a distance of 848.72 feet, to the POINT OF BEGINNING.

Containing 306.698 acres, more or less.



JOB #:		
DRAWN: JMG DATE: 07/06/24 CHECKED: LT		
Prepared For: LENNAR		
Revisions		
DATE	DESCRIPTION	DRAWN

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
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www.geopointsurvey.com
Licensed Business No.: LB 7768



Tab 8

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the SageBrush Community Development District (the “**District**”) hereby finds and determines as follows:

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

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Report of the District Engineer dated June 2025 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2025-35 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2025-35, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2025-35 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2025-35 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-36 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

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

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Special Assessment Allocation Report dated June 9, 2025 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"Developer" means **Lennar Homes, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2025-35, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that

the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem

assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED on October 14, 2025.

Attest:

**SageBrush Community
Development District**

Name: _____
Title: Secretary / Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit “A” – Report of the District Engineer dated June 2025

Exhibit “B” – Master Special Assessment Allocation Report dated June 9, 2025

Tab 9



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 11, 2025 @ 9am

District Manager's Report

October 14, 2025

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment
Balance:

\$1,641

Total Cash and Investment
Balances:

\$1,641

General Fund Expense Variance:

\$8,818

Under Budget