



Rizzetta & Company

Acacia Fields Community Development District

Board of Supervisors' Meeting

September 9, 2025

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

ACACIA FIELDS

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
	Momo Anselmi	Board Supervisor
	Sean Finotti	Board Supervisor
	Bradley Gilley	Board Supervisor
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Jeremy Couch	Tampa Civil

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.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

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

September 2, 2025

Board of Supervisors
**Acacia Fields Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Acacia Fields Community Development District will be held on **Tuesday, September 9, 2025 at 9:00 a.m.**, to be held 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 the August 12, 2025 Regular Meeting Minutes Tab 1
 - B. Consideration of the August 12, 2025 Landowner Meeting Minutes Tab 2
 - C. Consideration of the August 22, 2025 Continued Landowner Meeting Minutes Tab 3
 - B. Ratification of Operation & Maintenance Expenditures For July 2025 Tab 4
4. **BUSINESS ITEMS**
 - A. Consideration of Conveyance for Phase 1A (under separate cover)
 - B. Ratification of Resolution 2025-28; Canvassing and Certifying Landowner Election Results..... Tab 5
 - C. Public Hearing on Final Budget for FY 2024-2025
 - i. Consideration of Resolution 2025-32; Adopting Final Budget for FY 2024-2025 Tab 6
 - ii. Consideration of FY 2024-2025 Funding Agreement . Tab 7
 - D. Public Hearing on Final Budget for FY 2025-2026
 - i. Consideration of Resolution 2025-33; Adopting Final Budget for FY 2025-2026 Tab 8
 - ii. Consideration of FY 2025-2026 Funding Agreement . Tab 9

5. STAFF REPORTS

- A. District Counsel
- B. Interim Engineer
- C. District Manager Tab 10

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.

**ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Acacia Fields Community Development District was held on **Tuesday, August 12, 2025, at 9:03 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
Sean Finotti	Assistant Secretary
Bradley Gilley	Assistant Secretary
Momo Anselmi	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Angela Savinon	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Jeremy Couch	Interim Engineer, Tampa Civil Design (via phone)

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:03 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Regular Meeting Minutes for July 8,
2025**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Board of Supervisors Regular Meeting Minutes for July 8, 2025, for Acacia Fields Community Development District.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
August 12, 2025 - Minutes of Meeting
Page 2

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for June
2025**

On a Motion by Ms. Evans, seconded by Ms. Anselmi, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for June 2025 (\$0.00), for the Acacia Fields Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of RFQ District
Engineer**

It was stated that the district only received one response to the request from Alliant and the Board can either accept the submittal or go back out to bid.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors directed Staff to readvertise for the RFQ for District Engineer, for Acacia Fields Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Resolution 2025-26,
Authorizing Bonds**

On a Motion by Ms. Evans, seconded by Ms. Anselmi, with all in favor, the Board of Supervisors ratified Resolution 2025-26, authorizing bonds, with the number correction, for Acacia Fields Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-27.
Canvassing & Certifying the
Landowner Election Results**

This item was tabled.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Uniform Method of
Collection**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors opened the public hearing on the uniform method of collection, for Acacia Fields Community Development District.

There were no questions or comments put forward.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors closed the public hearing on the uniform method of collection, for Acacia Fields Community Development District.

i. Consideration of Resolution 2025-29, Uniform Method of Collection

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
August 12, 2025 - Minutes of Meeting
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On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2025-29, adopting the uniform method of collection, for Acacia Fields Community Development District.

NINTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors opened the public hearing on rules of procedure, for Acacia Fields Community Development District.

There were no questions or comments put forward.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors closed the public hearing on rules of procedure for Acacia Fields Community Development District.

i. Consideration of Resolution 2025-30, Uniform Method of Collection

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2025-30, adopting the rules of procedure, as presented, for Acacia Fields Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-31;
Setting FY 2025/2026 Meeting
Schedule**

A brief discussion was held regarding the order by CDD of the meetings.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2025-31, setting the fiscal year 2025/2026 meeting schedule, as discussed, for Acacia Fields Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Aquatic Proposal for
Phase 1 A**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Sitex Aquatics, LLC proposal for maintenance of phase 1A in the amount of \$465/month, for Acacia Fields Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Landscape Proposal
for Phase 1A**

Following a brief discussion, the Board tabled this item.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
August 12, 2025 - Minutes of Meeting
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On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors authorized the Chair to approve \$5,000 per month for landscape maintenance in phase 1A, for Acacia Fields Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. Interim District Engineer

No report.

C. District Manager

The next regular meeting will be on September 9, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. The Landowner meeting will be held on August 22, 2025.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There we no supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Ms. Anselmi, with all in favor, the Board of Supervisors adjourned the meeting at 9:10 a.m., for Acacia Fields 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.

**ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT**

The landowner Meeting of the Board of Supervisors of Acacia Fields Community Development District was held on **Tuesday, August 12, 2025, at 9:01 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans

Proxy Holder

Also present were:

Scott Brizendine

John Vericker

KC Hopkinson

District Manager, Rizzetta & Company

District Counsel, Straley Robin Vericker

District Counsel, Straley Robin Vericker

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at ~~409~~9:00 a.m. and stated that the purpose of the meeting was to hold the Landowner Elections for five (5) Supervisor positions as per Chapter 190 Florida Statutes. He explained that the number of votes correlates with the number of acres owned by the property owners.

SECOND ORDER OF BUSINESS

Continuance

Mr. Brizendine continued the meeting at 9:02 a.m. to August 22, 2025 at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

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.

**ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT**

The continued landowner Meeting of the Board of Supervisors of Acacia Fields Community Development District was held on **Friday, August 22, 2025, at 10:00 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans

Proxy Holder

Also present were:

Scott Brizendine
KC Hopkinson

District Manager, Rizzetta & Company
District Counsel, Straley Robin Vericker
(via conf. call)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 10:00 a.m. and stated that the purpose of the meeting was to hold the Landowner Elections for five (5) Supervisor positions as per Chapter 190 Florida Statutes. He explained that the number of votes correlates with the number of acres owned by the property owners.

SECOND ORDER OF BUSINESS

**Election of Chairman for the Purpose
of Conducting the Landowner Election**

Mr. Brizendine was designated as the Chairman for purposes of the election.

THIRD ORDER OF BUSINESS

**Determination of Number of Voting
Units Represented**

Mr. Brizendine stated that JEN HOLDCO 23 LLC has a total of 37 votes and confirmed they were the only landowner that returned a proxy form.

FOURTH ORDER OF BUSINESS

Call for Nominations

Mr. Brizendine stated that he received a ballot from the proxy holder on behalf of the landowner nominating Kelly Evans, Lori Campagna, Momo Anselmi, Bradley Gilley and

Sean Finotti to serve as Board Supervisors for the district

FIFTH ORDER OF BUSINESS

**Final Tabulation of Ballots and
Announcement of Candidates**

Mr. Brizendine announced that, based on the ballots received Kelly Evans and Lori Campagna received 37 votes, and Momo Anselmi, Bradley Gilley and Sean Finotti received 36 votes. Based on this, Kelly Evans and Lori Campagna will each serve four-year terms and Momo Anselmi, Bradley Gilley and Sean Finotti will serve 2-year terms.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine adjourned the meeting at 10:05 a.m.

Tab 4

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures July 2025 For Board Approval

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

The total items being presented: **\$13,163.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Acacia Fields Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bradley Gilley	300001	BG061825	Board of Supervisors Meeting 06/18/25	\$200.00
Bradley Gilley	300009	BG070825	Board of Supervisors Meeting 07/08/25	\$200.00
Florida Department of Commerce	300002	91809	Special District Fee for FY 24-25	\$100.00
Kelly Evans	300003	KE061825	Board of Supervisors Meeting 06/18/25	\$200.00
Kelly Evans	300010	KE070825	Board of Supervisors Meeting 07/08/25	\$200.00
Lori Campagna	300004	LC061825	Board of Supervisors Meeting 06/18/25	\$200.00
Lori Campagna	300011	LC070825	Board of Supervisors Meeting 07/08/25	\$200.00
Rizzetta & Company, Inc.	300000	INV0000100539	District Management Fees 07/25	\$5,436.71
SchoolStatus, LLC	300005	INV-SS-2833	ADA & Website Implementation & Website Hosting 06/25	\$3,125.00
Sean Michael Finotti	300006	SF061825	Board of Supervisors Meeting 06/18/25	\$200.00
Sean Michael Finotti	300012	SF070825	Board of Supervisors Meeting 07/08/25	\$200.00
Straley Robin Vericker	300007	26501	Legal Services 04/25	\$234.50
Straley Robin Vericker	300007	26663	Legal Services 05/25	\$1,779.00
The Observer Group, Inc.	300008	25-01094P	Legal Advertising 06/25	\$74.38
The Observer Group, Inc.	300008	25-01259P	Legal Advertising 06/25	\$65.63
The Observer Group, Inc.	300008	25-01269P	Legal Advertising 06/25	\$113.75
The Observer Group, Inc.	300008	25-01309P	Legal Advertising 07/25	\$61.25

Acacia Fields Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 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.	300017	25-01352P	Legal Advertising 07/25	\$288.76
The Observer Group, Inc.	300017	25-01354P	Legal Advertising 07/25	\$126.88
The Observer Group, Inc.	300019	25-01442P	Legal Advertising 07/25	<u>\$157.50</u>
Report Total				<u>\$13,163.36</u>

Acacia Fields CDD - Regular MeetingMeeting Date: June 18, 2025**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Kelly Evans	<input checked="" type="checkbox"/>	KE 061825
Lori Campagna	<input checked="" type="checkbox"/>	LC 061825
Bradley Gilley	<input checked="" type="checkbox"/>	BG 061825
Sean Finotti	<input checked="" type="checkbox"/>	SF 061825
Paulo Beckert	<input type="checkbox"/>	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
06/18/25**EXTENDED MEETING TIMECARD**

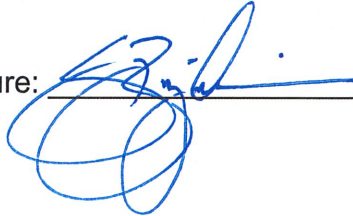
Meeting Start Time:	10:00
Meeting End Time:	10:42
Total Meeting Time:	:42

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: _____



Acacia Fields CDD - Regular Meeting

Meeting Date: July 8, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Kelly Evans	<input checked="" type="checkbox"/>	KE 070825
Lori Campagna	<input checked="" type="checkbox"/>	LC 070825
Bradley Gilley	<input checked="" type="checkbox"/>	BG 070825
Sean Finotti	<input checked="" type="checkbox"/>	SF 070825
<i>Momo Anselmi</i>	<input checked="" type="checkbox"/>	MA 070825
(*) Does not get paid		
NOTE: Supervisors are only paid if checked.		

EXTENDED MEETING TIMECARD**RECEIVED**
07/08/25

Meeting Start Time:	9:20
Meeting End Time:	9:20
Total Meeting Time:	:20

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: _____



FloridaCommerce, Special District Accountability Program

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 06/20/2025				Invoice No: 91809
Annual Fee: \$100.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 08/19/2025: \$100.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Acacia Fields Community Development District

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: Not on file -Due by the end of the first fiscal year after creation.
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 06/20/2025
11. Creation Document on File: 06/20/2025
12. Date Established: 06/12/2025
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 25-30
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date 6/20/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

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

Invoice

Date	Invoice #
7/2/2025	INV0000100539

Bill To:

Acacia Fields CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
06/27/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00708

[illegible]

Bill To

Acacia Fields CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614
United States

Total Due: \$3,125.00**Due Date:** 7/23/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	7/23/2025		6/16/2025	6/15/2026

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**For Payment by EFT:****Remittance Contact:** ar@schoolstatus.com

number in the description if possible.

For Payment by Check:

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

[Click here](#) to view our W-9.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Acacia Fields CDD
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road
Tampa, FL 33544

May 06, 2025

Client: 001633

Matter: 000001

Invoice #: 26501

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/15/2025	KCH	PREPARE ORGANIZATIONAL MEETING DOCUMENTS AND DISCUSS SAME WITH K.EVANS.	0.2	\$67.00
4/16/2025	KCH	PREPARE NOTICE AD FOR ORGANIZATIONAL MEETING.	0.5	\$167.50
Total Professional Services			0.7	\$234.50

Total Services

\$234.50

Total Disbursements

\$0.00

Total Current Charges

\$234.50

PAY THIS AMOUNT

\$234.50

RECEIVED
05/07/2025

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

Acacia Fields CDD
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road
Tampa, FL 33544

June 10, 2025

Client: 001633

Matter: 000001

Invoice #: 26663

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/3/2025	JMV	REVIEW EMAILS FROM D. KRONICK RE: CDD ORGANIZATIONAL MEETING; REVIEW NOTICES.	0.3	\$121.50
5/5/2025	AM	DRAFT DOCUMENTS RE ORGANIZATIONAL MEETING.	2.5	\$487.50
5/6/2025	AM	DRAFT DOCUMENTS RE ORGANIZATIONAL MEETING.	2.5	\$487.50
5/7/2025	AM	REVISE ORGANIZATIONAL DOCUMENTS.	0.5	\$97.50
5/20/2025	AM	DRAFT PUBLICATION AD RE INTENT TO USE UNIFORM METHOD; DRAFT RESOLUTION RE SPENDING AUTHORITY FOR DM AND CHAIR.	1.0	\$195.00
5/22/2025	AM	DRAFT NOTICE OF RULE DEVELOPMENT AND NOTICE OF RULE MAKING ADS.	2.0	\$390.00
Total Professional Services			8.8	\$1,779.00

June 10, 2025
Client: 001633
Matter: 000001
Invoice #: 26663

Page: 2

RECEIVED
06/10/2025

Total Services	\$1,779.00
Total Disbursements	\$0.00
Total Current Charges	\$1,779.00
Previous Balance	\$234.50
PAY THIS AMOUNT	\$2,013.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26501	May 06, 2025	\$234.50	\$0.00	\$0.00	\$0.00	\$2,013.50
Total Remaining Balance Due						\$2,013.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,779.00	\$234.50	\$0.00	\$0.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01094P

Date 06/06/2025

Attn:
Acacia Fields 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 # 25-01094P

\$74.38

Meeting Notice

RE: Acacia Fields Organizational Meeting on June 18, 2025

Published: 6/6/2025

RECEIVED
06/05/2025

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

\$74.38

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.

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 ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Acacia Fields Community Development District (the "District") will hold its organizational meeting on Wednesday, June 18, 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 generally located south of Prospect Road and Leonard Road, north and south of Tyndall Road, and east of Curley 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.

Acacia Fields Community Development District

Scott Brizendine

District Manager

June 6, 2025

25-01094P

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

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01259P

Date 06/27/2025

Attn:
Acacia Fields 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 # 25-01259P

\$65.63

Public Board Meetings

RE: Acacia Fields Notice of FY 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

\$65.63

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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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INVOICE

Legal Advertising

Acacia Fields 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 Acacia Fields 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:

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.

Acacia Fields Community Development District

Scott Brizendine

District Manager

Run Date: 6/27/2025

June 27, 2025

25-01259P

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01269P

Date 06/27/2025

Attn:
Acacia Fields 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 # 25-01269P

\$113.75

Legal Notice

RE: Acacia Fields Request for Qualifications for Engineering Services

Published: 6/27/2025

RECEIVED
06/26/2025

Important Message

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Total

\$113.75

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INVOICE

Legal Advertising

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Acacia Fields 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 Noon 12:00p.m. on July 18, 2025, to the attention of Scott Brizendine, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 sbrizendine@rizzetta.com.

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 Scott Brizendine, District Manager at sbrizendine@rizzetta.com.

Scott Brizendine, District Manager

June 27, 2025

25-01269P

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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Serial Number
25-01269P

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 Legal Notice

in the matter of Acacia Fields Request for Qualifications for Engineering Services

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

issues of 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.

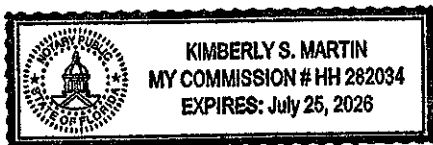

Lindsey Padgett

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)



RECEIVED
JUN 30 2025

BT:

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Acacia Fields 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 Noon 12:00p.m. on July 18, 2025, to the attention of Scott Brizendine, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 sbrizendine@rizzetta.com.

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.

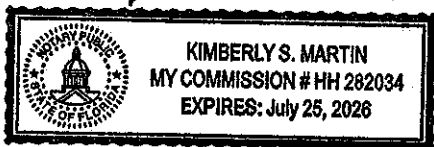
Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based 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 Scott Brizendine, District Manager at sbrizendine@rizzetta.com.

Scott Brizendine, District Manager
June 27, 2025

25-01269P

Business Observer



Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01309P

Date 07/04/2025

Attn:
Acacia Fields 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 # 25-01309P

\$61.25

Legal Notice

RE: Acacia Fields Notice of Rule Development

Published: 7/4/2025

RECEIVED
07/03/2025

Important Message

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INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Acacia Fields 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 sbrizendine@rizzeta.com or by calling 813-933-5571.

Acacia Fields Community Development District

Scott Brizendine, District Manager

July 4, 2025

25-01309P

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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INVOICE

Legal Advertising

Invoice # 25-01352P

Date 07/11/2025

Attn:
Acacia Fields 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 # 25-01352P

\$288.76

Notice of Public Hearing

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

Published: 7/11/2025, 7/18/2025, 7/25/2025, 8/1/2025

RECEIVED
07/10/25

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Total

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INVOICE

Legal Advertising

**The Acacia Fields 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 Acacia Fields Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, August 12, 2025, at 9:00 a.m. at 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 Manager's office at sbrizendine@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.

Scott Brizendine
District Manager
July 11, 18, 25; August 1, 2025

25-01352P

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
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01354P

Date 07/11/2025

Attn:
Acacia Fields 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 # 25-01354P

\$126.88

Notice of Public Hearing

RE: Notice of Rulemaking for Acacia Fields on August 12, 2025 at 9:00 a.m.

Published: 7/11/2025

RECEIVED
07/10/25

Important Message

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Total

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Sarasota, FL 34236
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INVOICE

Legal Advertising

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Acacia Fields Community Development District on Tuesday, August 12, 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 Acacia Fields 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 July 4, 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: August 12, 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 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, 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, Scott Brizendine, via email at sbrizendine@rizzetta.com or by calling 813-933-5571.

Acacia Fields Community Development District
Scott Brizendine, District Manager

July 11, 2025

25-01354P

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.

Serial Number
25-01354P

Business Observer

RECEIVED

JUL 14 2025

Published Weekly
New Port Richey, Pasco County, Florida

BY: **NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE
ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT**

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin 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 Notice of Rulemaking for Acacia Fields on August 12, 2025 at 9:00 a.m.

in the Court, was published in said newspaper by print in the issues of 7/11/2025

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.


Kelly Martin

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

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

A public hearing will be conducted by the Board of Supervisors of the Acacia Fields Community Development District on Tuesday, August 12, 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 Acacia Fields 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 July 4, 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(1), 190.033, 190.033(3), 190.035(2), 218.391, 255.025, 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: August 12, 2025
TIME: 9:00 a.m.
*PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

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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, Scott Brizendine, via email at sbrizendine@rizzetta.com or by calling 813-933-5571.

Acacia Fields Community Development District
Scott Brizendine, District Manager

July 11, 2025

25-01354P

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01442P

Date 07/18/2025

Attn:
Acacia Fields 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 # 25-01442P

\$157.50

Public Board Meetings

RE: Acacia Fields Board of Supervisors Meeting on August 12, 2025

Published: 7/18/2025, 7/25/2025

RECEIVED
07/17/25

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

\$157.50

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.

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 Acacia Fields Community Development District

Notice is hereby given to the public and all landowners within the Acacia Fields Community Development District (the "**District**"), comprised of approximately 146.642± 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: August 12, 2025

TIME: 9:00 a.m.

LOCATION: 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

4926-0451-8479, v. 1

July 18, 25, 2025

25-01442P

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.

Tab 5

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, the owners of land within the District held a meeting for the purpose of electing supervisors to the Board of Supervisors of the District (“**Board**”); and

WHEREAS, at the landowner’s meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members and respective seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	<u>Sean Finotti</u>	Votes: <u>36</u>
Seat 2	<u>Bradley Gilley</u>	Votes: <u>36</u>
Seat 3	<u>Momo Anselmi</u>	Votes: <u>36</u>
Seat 4	<u>Lori Campagna</u>	Votes: <u>37</u>
Seat 5	<u>Kelly Evans</u>	Votes: <u>37</u>

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	<u>Sean Finotti</u>	Years: <u>2025-2027</u>
Seat 2	<u>Bradley Gilley</u>	Years: <u>2025-2027</u>
Seat 3	<u>Mom Anselmi</u>	Years: <u>2025-2027</u>
Seat 4	<u>Lori Campagna</u>	Years: <u>2025-2029</u>
Seat 5	<u>Kelly Evans</u>	Years: <u>2025-2029</u>

SECTION 4. Said terms of office shall commence immediately.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.


PASSED AND ADOPTED on August 22, 2025.

Attest:



Name: Lori Campagna
Secretary/Assistant Secretary

**Acacia Fields Community
Development District**



Kelly Evans
Chair of the Board of Supervisors

Tab 6

RESOLUTION 2025-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JUNE 4, 2025 (ESTABLISHMENT DATE), AND ENDING SEPTEMBER 30, 2025; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted to the Board of Supervisors (“**Board**”) of the Acacia Fields Community Development District (“**District**”) a proposed budget for the Fiscal Year 2024-2025 budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), *Florida Statutes*;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), *Florida Statutes*;

WHEREAS, the Board is required to adopt a resolution approving a budget for the fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the fiscal year pursuant to Section 190.008(2)(a), *Florida Statutes*;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Lennar Homes, LLC (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2024-2025 Budget as shown in the revenues line item of the FY 2024-2025 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the SageBrush Community Development District for the Fiscal Year Beginning June 4, 2025 (Establishment Date), and Ending September 30, 2025".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning June 4, 2025, (Establishment Date) and Ending September 30, 2025, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), *Florida Statutes*.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 9, 2025.

Attested By:

Acacia Fields Community
Development District

Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2024-2025 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer



Rizzetta & Company

Acacia Fields Community Development District

**Proposed Budget
for
Fiscal Year 2024/2025**

Proposed Budget
Acacia Fields Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification		Budget for 2024/2025
----------------------------------	--	-------------------------

Chart of Accounts Classification		Budget for 2024/2025
----------------------------------	--	-------------------------

1		
2		
3	REVENUES	
4		
5	Contribution from Private Sources	
6	Developer Contributions	\$ 56,000
7		
8	TOTAL REVENUES	\$ 56,000
9		
10	EXPENDITURES - ADMINISTRATIVE	
11		
12	Legislative	
13	Supervisor Fees	\$ 4,000
14	Financial & Administrative	
15	Accounting Services	\$ 5,000
16	Administrative Services	\$ 1,400
17	Auditing Services	\$ 5,000
18	District Engineer	\$ 4,000
19	District Management	\$ 6,400
20	Dues, Licenses & Fees	\$ 175
21	Legal Advertising	\$ 7,500
22	Public Officials Liability Insurance	\$ 4,000
23	Website Hosting, Maintenance, Backup	\$ 2,622
24	Legal Counsel	
25	District Counsel	\$ 6,000
26		
27	Administrative Subtotal	\$ 46,097
28		
29	EXPENDITURES - FIELD OPERATIONS	
30		
31	Other Physical Environment	
32	General Liability Insurance	\$ 5,000
33	Miscellaneous Contingency	
34	Miscellaneous Contingency	\$ 4,903
35		
36	Field Operations Subtotal	\$ 9,903
37		
38	TOTAL EXPENDITURES	\$ 56,000
39		
40	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
41		

Comments

[illegible]

Tab 7

**FY 2024-2025 Budget Funding Agreement
(Acacia Fields Community Development District)**

This FY 2024-2025 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of September 9, 2025, between the **Acacia Fields Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, *Florida Statutes* (the “**District**”), whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa , Florida 33614, and **Lennar Homes, LLC** a Florida limited liability company (the “**Developer**”), whose mailing address is 4301 W. Boy Scout Blvd., Suite 600, Tampa, Florida 33607.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commenced on June 4, 2025 (establishment date), and concludes on September 30, 2025;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$/Insert Adopted 2024-2025 Budget Amount/** in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2024-2025 Budget Revisions.** The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on June 4, 2025, and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2024-2025 Budget" in the public records of Pasco County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
7. **Anti-Human Trafficking.** Pursuant to Section 787.06, *Florida Statutes*, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), *Florida Statutes*.

- 8. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 9. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 10. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 12. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 13. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 14. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Lennar Homes, LLC
a Florida limited liability company

**Acacia Fields Community
Development District**

Name: _____
Title: _____

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

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Acacia Fields Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Tab 8

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Acacia Fields Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), *Florida Statutes*;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), *Florida Statutes*;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), *Florida Statutes*;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), *Florida Statutes*;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Lennar Homes (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal

year 2024-2025 and/or revised projections for fiscal year 2025-2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Acacia Fields Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), *Florida Statutes*.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), *Florida Statutes*, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), *Florida Statutes*.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this

Resolution by the Board.

Passed and Adopted on September 9, 2025.

Attested By:

**Acacia Fields Community
Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer



Rizzetta & Company

Acacia Fields Community Development District

Proposed Budget for Fiscal Year 2025/2026

Proposed Budget
Acacia Fields Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026
----------------------------------	--	-------------------------

Chart of Accounts Classification		Budget for 2025/2026
----------------------------------	--	-------------------------

1		
2		
3	REVENUES	
4		
5	Contribution from Private Sources	
6	Developer Contributions	\$ 141,128
7		
8	TOTAL REVENUES	\$ 141,128
9		
10	EXPENDITURES - ADMINISTRATIVE	
11		
12	Legislative	
13	Supervisor Fees	\$ 12,000
14	Financial & Administrative	
15	Accounting Services	\$ 17,100
16	Administrative Services	\$ 4,200
17	Arbitrage Rebate Calculation	\$ 500
18	Auditing Services	\$ 5,000
19	Disclosure Report	\$ 5,000
20	District Engineer	\$ 12,000
21	District Management	\$ 20,100
22	Dues, Licenses & Fees	\$ 175
23	Financial & Revenue Collections	\$ 1,800
24	Legal Advertising	\$ 7,500
25	Public Officials Liability Insurance	\$ 4,000
26	Trustee Fees	\$ 4,000
27	Website Hosting, Maintenance, Backup	\$ 2,753
28	Legal Counsel	
29	District Counsel	\$ 20,000
30		
31	Administrative Subtotal	\$ 116,128
32		
33	EXPENDITURES - FIELD OPERATIONS	
34		
35	Other Physical Environment	
36	General Liability Insurance	\$ 5,000
37	Miscellaneous Contingency	
38	Miscellaneous Contingency	\$ 20,000
39		
40	Field Operations Subtotal	\$ 25,000
41		
42	TOTAL EXPENDITURES	\$ 141,128
43		
44	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
45		

Comments

[illegible]

est. March 2026 bond issuance

est. March 2026 bond issuance

est. March 2026 bond issuance

post-bond issuance

est. March 2026 bond issuance

est. March 2026 bond issuance

est. March 2026 bond issuance

est. March 2026 bond issuance

Tab 9

**FY 2025-2026 Developer Budget Funding Agreement
(Acacia Fields Community Development District)**

This FY 2025-2026 Developer Budget Funding Agreement (this “**Agreement**”) is made and entered into as of September 9, 2025, between the **Acacia Fields Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, *Florida Statutes* (the “**District**”), whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa , Florida 33614, and **Lennar Homes, LLC** a Florida limited liability company (the “**Developer**”), whose mailing address is 4301 W. Boy Scout Blvd., Suite 600, Tampa, Florida 33607.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District has adopted its budget for fiscal year 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2025-2026 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2025-2026 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***\$/Insert Adopted 2025-2026 Budget Amount/*** in accordance with the FY 2025-2026 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2025-2026 Budget Revisions.** The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025, and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2025-2026 Budget" in the public records of Pasco County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
7. **Anti-Human Trafficking.** Pursuant to Section 787.06, *Florida Statutes*, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), *Florida Statutes*.

- 8. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 9. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 10. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 12. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 13. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 14. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Lennar Homes, LLC
a Florida limited liability company

**Acacia Fields Community
Development District**

Name: _____
Title: _____

Kelly Evans
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

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3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Acacia Fields Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

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Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 14, 2025 @ 9am

District Manager's Report

September 09

2025

A
C
A
C
I
A

F
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C
D
D

FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment
Balance:

\$1,837

**Total Cash and Investment
Balances:**

\$1,837

General Fund Expense Variance:

\$25,493

Under Budget