



Rizzetta & Company

# **Acacia Fields Community Development District**

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**Board of Supervisors' Meeting**

**February 10, 2026**

**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

<b>District Board of Supervisors</b>	Kelly Evans Lori Campagna Momo Bautista Jacob Walsh Bradley Gilley	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley, Robin & Vericker
<b>District Engineer</b>	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

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

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February 3, 2026

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

## FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Acacia Fields Community Development District will be held on **Tuesday, February 10, 2026 at 9:00 a.m.**, or immediately after the New Port Corners CDD meeting 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 January 13, 2026 Regular Meeting Minutes ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures For December 2025 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2026-04; Amend 2025/2026 Budget ..... Tab 3
  - B. Consideration of Resolution 2026-05; Extend Terms of Board Supervisors ..... Tab 4
  - C. Consideration of Resolution 20206-06; Appointing Assistant Secretary ..... Tab 5
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager Report ..... Tab 6
    - i. Review of 4<sup>th</sup> Quarter Website Audit Report ..... Tab 7

**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

**ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT**  
**January 13, 2026 - Minutes of Meeting**  
**Page 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, January 13, 2026, at 9:56 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
Bradley Gilley	Assistant Secretary
Momo Bautista	Assistant Secretary
Jacob Walsh	Assistant Secretary

Also present were:

Scott Brizendine  
Lisa Castoria  
John Vericker  
KC Hopkinson

**District Manager, Rizzetta & Company**  
**District Manager, Rizzetta & Company**  
**District Counsel, Straley Robin Vericker**  
**District Counsel, Straley Robin Vericker**

**Audience** **None**

## FIRST ORDER OF BUSINESS

## Call to Order

Mr. Brizendine opened the meeting at 9:56 a.m.

## SECOND ORDER OF BUSINESS

## Audience Comments on Agenda Items

No audience members were present.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT  
January 13, 2026 - Minutes of Meeting  
Page 2

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**THIRD ORDER OF BUSINESS**

**Consideration of Board of Supervisors  
Regular Meeting Minutes for December  
9, 2025**

Make corrections to Third Order of Business line, 46, change Mr. Evans to Ms. Evans.

On a Motion by Mr. Walsh, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved the Board of Supervisors Regular Meeting Minutes for December 9, 2025, as amended for Acacia Fields Community Development District.

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**FOURTH ORDER OF BUSINESS**

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

The Board accepted the November 2025 Operation and Maintenance Expenditures for \$0.00. No motion required.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Debt Assessments**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors opened the Public Hearing, for the Acacia Fields Community Development District.

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No audience members present/comments.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors closed the Public Hearing, for the Acacia Fields Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03;  
Debt Assessments**

Ms. Hopkinson reviewed the resolution and stated the Declaration of Consent needs to be returned.

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved Resolution 2026-03; Debt Assessments, for the Acacia Fields Community Development District.

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ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT  
January 13, 2026 - Minutes of Meeting  
Page 3

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86 **SEVENTH ORDER OF BUSINESS**

Staff Reports

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88 **A. District Counsel**

89 No report.

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91 **B. District Engineer**

92 No report.

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94 **C. District Manager**

95 The next regular meeting will be on February 10, 2026, at 5:00 p.m. at the  
96 Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz,  
97 Florida 33558. Mr. Brizendine reviewed the District Manager's Report.

98

99 On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of  
100 Supervisors approved to hold the February 10, 2026 meeting at 9:00 a.m. at the Hilton  
101 Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558,  
102 for the Acacia Fields Community Development District.

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104 **EIGHTH ORDER OF BUSINESS**

105 Supervisor Requests

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107 Ms. Evans would like to amend the budget next month.

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109 Ms. Evans stated that Plat 1B1 was signed this week and Plazeweski phase was  
110 also signed.

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**NINTH ORDER OF BUSINESS**

Adjournment

112 On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of  
113 Supervisors adjourned the meeting at 10:02 a.m., for Acacia Fields Community  
114 Development District.

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116 Assistant Secretary/Secretary

117 Chairman / Vice-Chairman

## Tab 2

# ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented: **\$10,561.63**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

## Acacia Fields Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bradley Gilley	300049	BG111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Bradley Gilley	300049	BG120925	Board of Supervisors Meeting 12/09/25	\$ 200.00
Gig Fiber, LLC	300050	5492	Streetlight Lease 11/25	\$ 721.00
Jacob Walsh	300051	JW111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Jacob Walsh	300051	JW120925-408	Board of Supervisors Meeting 12/09/25	\$ 200.00
Kelly Evans	300052	KE111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Kelly Evans	300052	KE120925-408	Board of Supervisors Meeting 12/09/25	\$ 200.00
Lori Campagna	300053	LC111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Morgana Anselmi Bautista	300054	MA111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Morgana Anselmi Bautista	300054	MA120925	Board of Supervisors Meeting 12/09/25	\$ 200.00
Rizzetta & Company, Inc.	300047	INV0000104544	Accounting Services 11/25	\$ 3,300.00
Rizzetta & Company, Inc.	300048	INV0000105359	Accounting Services 12/25	\$ 3,300.00

## Acacia Fields Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	300055	10418-b	Aquatic Maintenance 11/25	\$ 465.00
The Observer Group, Inc.	300056	25-02454P	Legal Advertising 11/14/25	\$ 61.25
The Observer Group, Inc.	300057	25-02598P	Legal Advertising 12/25	\$ <u>914.38</u>
<b>Total</b>				<b>\$ <u>10,561.63</u></b>

**Acacia Fields CDD - Regular Meeting**  
Meeting Date: November 11, 2025

**SUPERVISOR PAY REQUEST**

<b>Name of Board Supervisor</b>	<b>Check if paid</b>
Kelly Evans	<input checked="" type="checkbox"/>
Lori Campagna	<input checked="" type="checkbox"/>
Bradley Gilley	<input checked="" type="checkbox"/>
MoMo Anselmi	<input checked="" type="checkbox"/>
Jacob Walsh	<input checked="" type="checkbox"/>

BG111025 \$200.00

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:17
Meeting End Time:	9:21
Total Meeting Time:	:05

Time Over ____ (?) Hours:	
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Total at \$400 per Hour:	
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 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: December 9, 2025

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Kelly Evans	✓	
Lori Campagna	✓	
Bradley Gilley	✓	
MoMo Anselmi	✓	
Jacob Walsh	✓	

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:52
Meeting End Time:	10:06
Total Meeting Time:	:14

Time Over	(?) Hours:
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Total at \$400 per Hour:	
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature: 

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



<b>Invoice #:</b>	5492
<b>Invoice Date:</b>	11/01/25
<b>Amount Due:</b>	\$721.00

**Bill To:** \_\_\_\_\_

Acacia Fields Community Development  
District  
United States

Due Date
11/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Acacia Fields Community Development District - BOGER NOT SIGNED YET_Nov 2025	14	\$51.50	\$721.00

<b>Subtotal:</b>	\$721.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$721.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$721.00</b>

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

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

## Invoice

Date	Invoice #
11/2/2025	INV0000104544

**Bill To:**

Acacia Fields CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

## Invoice

Date	Invoice #
12/2/2025	INV0000105359

**Bill To:**

Acacia Fields CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# INVOICE

**Sitex Aquatics, LLC**  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



**Bill to**

Acacia Fields CDD  
Rizzetta  
3434 Colewell Ave Suite 200  
Tampa, FL 33614

## Invoice details

Invoice no.: 10418-b

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

# Business Observer

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

## INVOICE

### Legal Advertising

Invoice # 25-02454P

Date 11/14/2025

**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 # 25-02454P	\$61.25
<b>Notice of Board Meeting</b>	
RE: Acacia Fields CDD Board of Supervisors Regular Meeting on December 9, 2025 at 9:00 a.m.	
<b>Published:</b> 11/14/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$61.25

Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

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

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#### NOTICE OF BOARD MEETING

#### ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Acacia Fields Community Development District will hold their regular meeting on December 9, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.acaciafieldscdd.org>, or may be obtained by contacting the District Manager's office via email at [sbrizendine@rizzetta.com](mailto:sbrizendine@rizzetta.com) or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Scott Brizendine  
District Manager  
November 14, 2025

25-02454P

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

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# Business Observer

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

## INVOICE

### Legal Advertising

Invoice # 25-02598P

Date 12/12/2025

**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 # 25-02598P	\$914.38
<b>Public Board Meetings</b> RE: Acacia Fields Board of Supervisors Meeting on January 13, 2026 Published: 12/12/2025, 12/19/2025	

Important Message	Paid	()
Please include our Serial # Pay by credit card online: on your check <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a>	Total	\$914.38

Payment is due within 30 days of the  
1st publication date of your notice. If  
payment is not made, affidavits may be held

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

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# Business Observer

1970 Main Street

3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

**INVOICE**

**Legal Advertising**

**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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## Tab 3

## **RESOLUTION 2026-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “**Board**”) of Acacia Fields Community Development District (the “**District**”) previously adopted its budget for fiscal year 2025-2026;

**WHEREAS**, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

**WHEREAS**, the District is empowered by Section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amending the Budget for Fiscal Year 2025-2026**. The Budget for Fiscal Year 2025-2026 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within five (5) days adoption and will ensure it remains on the website for at least two (2) years.
3. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

**Passed and adopted on February 10, 2026.**

**Attest:**

**Acacia Fields  
Community Development District**

---

Name: \_\_\_\_\_  
Secretary/Assistant Secretary

---

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

**Exhibit A:** 2025/2026 Amended Budget

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

Chart of Accounts Classification	Actual YTD Through 11/30/2025	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget Variance for 2025/2026	Amended Budget for 2025/2026	Increase (Decrease) to Original Budget
REVENUES						
<i>Contribution from Private Sources</i>						
Developer Contributions	\$ 20,880	\$ 125,280	\$ 141,128	\$ (15,848)	\$ 255,530	\$ 114,402
<b>TOTAL REVENUES</b>	<b>\$ 20,880</b>	<b>\$ 125,280</b>	<b>\$ 141,128</b>	<b>\$ (15,848)</b>	<b>\$ 255,530</b>	<b>\$ 114,402</b>
EXPENDITURES - ADMINISTRATIVE						
<i>Legislative</i>						
Supervisor Fees	\$ 1,800	\$ 10,800	\$ 12,000	\$ 1,200	\$ 10,800	\$ (1,200)
<i>Financial &amp; Administrative</i>						
Accounting Services	\$ 2,500	\$ 17,100	\$ 17,100	\$ -	\$ 17,100	\$ -
Administrative Services	\$ 700	\$ 4,200	\$ 4,200	\$ -	\$ 4,200	\$ -
Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -
Auditing Services	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
Disclosure Report	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 2,500	\$ (2,500)
District Engineer	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -
District Management	\$ 3,200	\$ 20,100	\$ 20,100	\$ -	\$ 20,100	\$ -
Dues, Licenses & Fees	\$ 875	\$ 875	\$ 175	\$ (700)	\$ 875	\$ 700
Financial & Revenue Collections	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	\$ -
Legal Advertising	\$ 61	\$ 1,500	\$ 7,500	\$ 6,000	\$ 1,500	\$ (6,000)
Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 4,000	\$ 1,750	\$ 2,250	\$ (1,750)
Trustee Fees	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -
Website Hosting, Maintenance, Backup	\$ 200	\$ 2,913	\$ 2,753	\$ (60)	\$ 2,913	\$ 60
<i>Legal Counsel</i>						
District Counsel	\$ 3,321	\$ 19,926	\$ 20,000	\$ 74	\$ 20,000	\$ -
<b>Administrative Subtotal</b>	<b>\$ 14,907</b>	<b>\$ 100,364</b>	<b>\$ 116,128</b>	<b>\$ 15,764</b>	<b>\$ 100,438</b>	<b>\$ (15,690)</b>
EXPENDITURES - FIELD OPERATIONS						
<i>Electric Utility Services</i>						
Utility - Street Lights	\$ 1,442	\$ 46,762	\$ -	\$ (46,762)	\$ 46,762	\$ 46,762
<i>Stormwater Control</i>						
Aquatic Maintenance	\$ 930	\$ 5,580	\$ -	\$ (5,580)	\$ 5,580	\$ 5,580
<i>Other Physical Environment</i>						
General Liability Insurance	\$ 2,750	\$ 2,750	\$ 5,000	\$ 2,250	\$ 2,750	\$ (2,250)
Landscape Maintenance	\$ -	\$ 80,000	\$ -	\$ (80,000)	\$ 80,000	\$ 80,000
<i>Miscellaneous Contingency</i>						
Miscellaneous Contingency	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
<b>Field Operations Subtotal</b>	<b>\$ 5,122</b>	<b>\$ 135,092</b>	<b>\$ 25,000</b>	<b>\$ (110,092)</b>	<b>\$ 155,092</b>	<b>\$ 130,092</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 20,029</b>	<b>\$ 235,456</b>	<b>\$ 141,128</b>	<b>\$ (94,328)</b>	<b>\$ 255,530</b>	<b>\$ 114,402</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 851</b>	<b>\$ (110,176)</b>	<b>\$ -</b>	<b>\$ (110,176)</b>	<b>\$ -</b>	<b>\$ -</b>

## Comments

## Tab 4

## RESOLUTION NO. 2026-05

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT MODIFYING THE TERMS OF THE BOARD TO ALIGN WITH THE NOVEMBER GENERAL ELECTIONS

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

**WHEREAS**, the terms of the current Board of Supervisors of the District (the "Board") expire on odd numbered years;

**WHEREAS**, the Board is currently elected by landowners in the District via landowner elections held every 2 years, thereby resulting in the terms to continue to expire on odd numbered years;

**WHEREAS**, in the future when the applicable transition thresholds are met the Board will be elected by qualified electors via the general election in November on even numbered years;

**WHEREAS**, the terms of the Board need to be aligned with the general election prior to the applicable transition thresholds being met;

**WHEREAS**, the Board is authorized to extend or reduce the terms of current Board members for the purpose of aligning the terms with the general election held on even years in November pursuant to Section 190.006 (3)(a)2.c, *Florida Statutes*.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Modification of Expiration Date of Terms for the Board.** The term of office for the Board is hereby modified to expire on the following dates:
  - a. Seat #1 on November 2028.
  - b. Seat #2 on November 2028.
  - c. Seat #3 on November 2028.
  - d. Seat #4 on November 2030.
  - e. Seat #5 on November 2030.
2. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted on February 10, 2026.**

**Attest:**

**Acacia Fields  
Community Development District**

Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

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

## Tab 5

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Acacia Fields Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Lisa Castoria is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2026.**

**ACACIA FIELDS  
COMMUNITY DEVELOPMENT DISTRICT**

---

**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## Tab 6



## UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 10, 2026 @ 9am
- **Proposed Budget:** May 12, 2026

# District Manager's Report

February 10,

# 2026

### FINANCIAL SUMMARY

11/30/2025

General Fund Cash & Investment Balance:	\$132	
<hr/>		
Total Cash and Investment Balances:	\$132	
General Fund Expense Variance:	\$10,836	Under Budget

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## **Tab 7**



# Quarterly Compliance Audit Report

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## Acacia Fields

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



### Preparer:

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

**\* NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
X	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
X	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

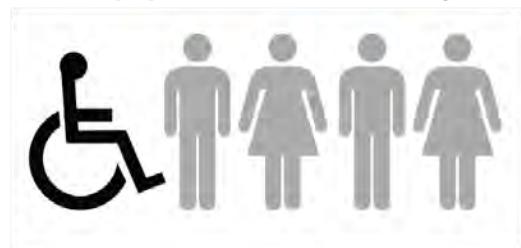
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

**19%**

of population has a disability.



Sight, hearing, physical, cognitive.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

**Contract checker:** <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

**Helpful article:** <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web