



**NEWFIELD
COMMUNITY DEVELOPMENT
DISTRICT**

MARTIN COUNTY

**REGULAR BOARD MEETING
& PUBLIC HEARING'S
JULY 30, 2026
9:30 A.M.**

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

www.newfieldcdd.org
561.630.4922 Telephone
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AGENDA
NEWFIELD
COMMUNITY DEVELOPMENT DISTRICT
1050 SW Prairie Avenue
Palm City, Florida 34990
Conference Call (800) 743-4099 Access #6317098
REGULAR BOARD MEETING & PUBLIC HEARING
July 30, 2026
9:30 A.M.

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Keywords:

Notice of PH & Reg Board Mtg of July 31

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NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Newfield Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 30, 2026

TIME: 9:30 A.M.

LOCATION: 1050 SW Prairie Avenue, Palm City, Florida 34990

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAL/ERU Factor	Proposed Annual O&M Assessment*
Townhomes	196	Per Unit	\$1,193.93
Duplex	106	Per Unit	\$1,193.93
Single Family	586	Per Unit	\$1,193.93
Town Center (Residential)	250	Per Unit	\$1,193.93
SD-W Multifamily	450	Per Unit	\$1,193.93
Commercial	30	Per Unit	\$1,193.93

*Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAL/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Martin County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Special District Services, Inc. 2501A Burns Road, Palm Beach Gardens, FL 33410, (877) 737-4922 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://newfieldcd.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of the notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

WWW.NEWFIELDCDD.ORG

PUBLISH: STUART NEWS 07/10/26 & 07/17/26

TR-4031106

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**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 28, 2026**

A. CALL TO ORDER

The May 28, 2026, Regular Board Meeting of the Newfield Community Development District (the “District”) was called to order at 9:30 a.m. in 1050 SW Prairie Avenue, Palm City, Florida 34990.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Stuart News* on November 10, 2025, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance: Sam Nicho, Tony Piscopo and Jose Becerra.

Also in attendance were: District Manager Stephanie Brown of Special District Services, Inc.; and District Counsel Lindsay Whelan of Kutak Rock LLP (via phone).

D. CONSIDER BOARD MEMBER RESIGNATION & APPOINTMENT TO BOARD VACANCY

A **motion** was made by Mr. Piscopo, seconded by Mr. Nicho accepting the resignation of Jonas Read, effective February 25, 2026. The **motion** passed unanimously.

Mr. Piscopo nominated Matthew Rappaport to the Newfield CDD Board of Supervisors.

A **motion** was made by Mr. Piscopo, seconded by Mr. Nicho appointing Matthew Rapaport to the Newfield CDD Board of Supervisors - Seat 3 (term expiration is November 2026). The **motion** passed unanimously.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Ms. Brown administered the Oath of Office to Matthew Rapaport and he was seated at the dais.

F. CONSIDER RESOLUTION NO. 2026-02 – DESIGNATING CERTAIN OFFICERS OF THE DISTRICT

Resolution 2026-02 was presented, entitled:

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN**

OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

A **motion** was made by Mr. Nicho, seconded by Mr. Becerra adopting Resolution 2026-02 Designating Certain Officers of the District, as presented. The **motion** passed unanimously. The slate of Officers is listed below:

Chairman – Jose Becerra

Vice Chairman – Tony Piscopo

Secretary – Stephanie Brown

Assistant Secretary – Celine Walsh

Assistant Secretary – Sam Nicho

Assistant Secretary – Matthew Rapaport

G. ADDITIONS OR DELETIONS TO AGENDA

Deletions

- (Section J/Agenda Items 1-3) Public Hearing Adopting Amenity Rules, Rates and Fees

Additions

- (New Business/Agenda Item #8) 2026-03 Resetting the Public Hearing
- (New Business/Agenda Item #9) HW Automation Inc. Invoice

There was a Board consensus approving the agenda amendments, as presented.

H. COMMENTS FROM THE PUBLIC

There were no comments from the public.

I. APPROVAL OF MINUTES

1. February 26, 2026, Regular Board Meeting

The February 26, 2026, Regular Board Meeting minutes were presented for Board consideration.

A **motion** was made by Mr. Matthew Rapaport, seconded by Mr. Becerra approving the minutes of the February 26, 2026, Regular Board Meeting, as presented. The **motion** passed unanimously.

J. RATIFICATION ITEMS

- 1. Consider Ratification of Electrical Services with Go Electric**
- 2. Consider Ratification of Agreement for Pest Waste Station**
- 3. Consider Ratification of DynaFire Assignment & Addendum**
- 4. Consider Ratification of Agreement for Fireworks Display**
- 5. Consider Ratification of Plumbing Services Agreement**
- 6. Consider Ratification of Waste Management Agreement**
- 7. Consider Ratification of Container Lease & Addendum**

A **motion** was made by Mr. Becerra, seconded by Mr. Piscopo ratifying and approving the above Items No. 1-7, as presented. The **motion** passed unanimously.

K. OLD BUSINESS

There were no matters of Old Business to come before the Board.

L. NEW BUSINESS

1. Consider Resolution No. 2026-04

Resolution No. 2026-04 was presented, entitled:

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A **motion** was made by Mr. Nicho, seconded by Mr. Rapaport adopting Resolution 2026-04 Fiscal Year 2026/2027 Proposed Budget, as presented, setting a Public Hearing for July 30, 2026, at 9:30 a.m. The **motion** passed unanimously.

2. Consider Resolution No. 2026-05 – Setting a Public Hearing on Rules of Procedure

Resolution No. 2026-05 was presented, entitled:

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

A **motion** was made by Mr. Becerra, seconded by Mr. Piscopo adopting Resolution 2026-05 Setting a Public Hearing on the Rules of Procedure for July 30, 2026, at 9:30 a.m. The **motion** passed unanimously.

3. Consider WillScot Credit Application

There was no action taken on this item at this time.

4. Consider Ferris Wheel Agreement

A **motion** was made by Mr. Nicho, seconded by Mr. Rapaport approving the Ferris Wheel Agreement, as presented. The **motion** passed unanimously.

5. Consider Trail Run Event Services

A **motion** was made by Mr. Becerra, seconded by Mr. Nicho approving Trail Run Event Services, as presented. The **motion** passed unanimously.

6. Consider Fitness Agreement

A **motion** was made by Mr. Becerra, seconded by Mr. Piscopo approving the Fitness Agreement, as presented. The **motion** passed unanimously.

7. Consider Purchasing Shirts for Newfield Staff

A **motion** was made by Mr. Nicho, seconded by Mr. Rapaport authorizing the District to purchase shirts for Newfield staff for a not to exceed amount of \$1,500 annually. The **motion** passed unanimously.

8. Consider Resolution No. 2026-03 Resetting Public Hearing on Revised Amenity Rules

Resolution 2026-03 was presented, entitled:

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT TO RESET DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED AMENITY RULES; AND PROVIDING AN EFFECTIVE DATE

A **motion** was made by Mr. Becerra, seconded by Mr. Piscopo adopting Resolution 2026-03 Resetting Public Hearing on Revised Amenity Rules, as presented, setting a Public Hearing for July 30, 2026, at 9:30 a.m. The **motion** passed unanimously.

9. Consider Invoice from HW Automation, Inc.

A **motion** was made by Mr. Piscopo, seconded by Mr. Rapaport approving the HW Automation (tv/cart) invoice, as presented. The **motion** passed unanimously.

M. ADMINISTRATIVE MATTERS

Ms. Brown reminded the Board to file their 2025 Form 1 – Statement of Financial Interests by July 1, 2026.

N. BOARD MEMBER COMMENTS

There were no further Board Member comments.

O. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Piscopo, seconded by Mr. Nicho adjourning the meeting at 10:05 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Publication Date
2026-06-25

Subcategory
Miscellaneous Notices

NOTICE OF RULE DEVELOPMENT BY THE
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Newfield Community Development District (District) hereby gives notice of its intention to develop Amenity Rules, Rates and Fees to govern the operations of the District. The proposed rule number is 2026-1.

The Amenity Rules, Rates and Fees provide for efficient and effective District amenity operations by setting rates and rules to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Amenity Rules, Rates and Fees includes Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

A copy of the proposed Amenity Rules, Rates and Fees and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Special District Services, Inc., 2501 A Burns Road, Palm Beach Gardens, Florida 33410, (772) 345-5119, sbrown@sdsinc.org.

Stephanie Brown, District Manager

Newfield Community Development District

www.newfieldcdd.org

Pub: June 25, 2026

TCN12429382

NOTICE OF RULEMAKING
REGARDING THE AMENITY RULES AND RATES OF THE
NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed amenity rules and rates (the Proposed Rules and Rates). The Proposed Rules and Rates number is 2026-1. Prior notice of rule development relative to the Proposed Rules and Rates was published in the Stuart News on June 25, 2026.

A public hearing will be conducted by the Board of Supervisors (the Board) of the Newfield Community Development District (the District) on July 30, 2026, at 9:30 a.m. at 1050 SW Prairie Avenue, Palm City, Florida 34990 relative to the adoption of the Proposed Rules and Rates. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules and Rates will not require legislative ratification.

The summary, purpose and effect of the Proposed Rules and Rates is to provide for efficient and effective District amenity operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules and Rates includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rules and Rates include, but are not limited to, Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules and Rates. 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 twenty one (21) days after publication of this notice to the District Managers Office.

For more information regarding the public hearing, the Proposed Rules and Rates, or for a copy of the Proposed Rules and Rates and the related incorporated documents, if any, please contact the District Manager c/o Special District Services, Inc., 2501 A Burns Road, Palm Beach Gardens, Florida 33410, (772) 345-5119,

sbrown@sdsinc.org (the District Managers Office).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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 public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Managers Office.

Stephanie Brown, District Manager

Newfield Community Development District

www.newfieldcdd.org

PUBLISH: STUART NEWS 07/02/26 #12441830

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the amenity rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Amenity Rules and Rates”); and

WHEREAS, the Board finds that the Amenity Rules and Rates outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Amenity Rules and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Amenity Rules and Rates shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:

**NEWFIELD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rules and Rates

EXHIBIT A

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

Rules, Policies and Fees for the Amenity Facilities

Adopted: July 30, 2026

DEFINITIONS

"Amenity Facilities" or "Amenity"- shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Newfield Barn, the farm amenity, the Harvest House, and the Kipling Conservancy Trails, together with their appurtenant facilities and areas.

"Amenity Facilities Policies" or "Policies" - shall mean these Amenity Facilities Rules, Policies, and Fees of the Newfield Community Development District, as amended from time to time.

"Amenity Manager" - shall mean the District Manager or that person or firm so designated by the District's Board of Supervisors.

"Annual User Fee"- shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" - shall mean the Newfield Community Development District's Board of Supervisors.

"District" - shall mean the Newfield Community Development District.

"District Manager" - shall mean the professional management company with which the District has contracted to provide management services to the District.

"Facility Renter" – shall mean any person who applies and is approved to hold a private event at the Newfield Barn

"Guest" - shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of the Amenity Facilities.

"Non-Resident User" - shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Patron" or "Patrons" - shall mean Residents, Guests, and Non-Resident User who are eighteen (18) years of age and older.

"Property Owner" - shall mean that person or persons having fee simple ownership of land within the Newfield Community Development District.

"Renter" - shall mean any tenant residing in a Property Owner's home pursuant to a valid rental or lease agreement.

"Resident" - shall mean any person or persons having residence in a home within the Newfield Community Development District that is a Property Owner or a Renter with assigned user privileges pursuant to the policies set forth herein.

NEWFIELD ANNUAL USER FEE

The Annual User Fee for any Non-Resident is \$4,000 per year. This payment must be paid in full at the time of completion of the Non-Resident user application and the corresponding agreement. This fee will permit the use of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the Amenity Facilities by the Non-Resident User. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. The use of the Amenity Facilities are not available for commercial purposes.

GUESTS

- (1) Residents or Non-Resident Users who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.
- (2) Residents or Non-Resident Users may bring no more than five (5) persons per household as guests to the Amenities at one time unless the Patron has reserved the Newfield Barn in accordance with the "THE AMENITY CENTER RENTAL POLICIES" provided herein.
- (3) Guests must be accompanied by the Resident or Non-Resident User who invited them at all times while using the Amenity Facilities.

RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners Amenity Facilities privileges.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must complete the Non-Resident User application and sign the accompanying agreement. The Annual User Fee will then be waived for the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights, privileges, and responsibilities to use the Amenity Facilities as the Resident.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renter.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

AMENITY FACILITY OPERATIONS

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager (phone number (772) 345-5119).

District Equipment: All equipment owned by the District and available for use by Patrons and Guests must remain in the Amenity Facilities. Should the equipment be removed damaged, missing pieces or in worse condition than when it was used by a Patron, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Additional staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

GENERAL FACILITY PROVISIONS

(1) All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of the offending Patron's Amenity Facility privileges.

(2) Two (2) Facility Access Cards will be issued to each household within the District and fee-paying Non-Resident User; for avoidance of doubt, two (2) is the maximum number of Facility Access Cards allowed per household or per Non-Resident User at any one time. If a replacement Facility Access Card must be purchased, requesting party shall be responsible for the actual cost to replace the same. If any payment is made using a credit card, an additional processing fee shall apply in addition to the replacement cost.

(3) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting and may, as a courtesy or if required by applicable law, notify Residents and Non-Resident Users of anticipated changes or changes made. Residents and Non-Resident Users are responsible for keeping up to date with the latest Policies. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees. The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining portions of the Policies, or any part thereof.

(4) Children under sixteen (16) years of age, unless noted otherwise, must be accompanied at all times by a parent or adult Patron over eighteen (18) years of age.

(5) Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) shall not be permitted at the Amenity Facilities.

(6) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic.

- (7) Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas unless a waiver is granted by the District.
- (8) The Board of Supervisors (as an entity), its appointee, the District Manager, and the Amenity Manager shall have full authority to enforce these policies.
- (9) Smoking and vaping are not permitted at any of the Newfield Amenity Facilities or District lands as designated by law.
- (10) Patrons and their Guests shall treat all staff members with courtesy and respect.
- (11) Off-road bikes/vehicles are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities, except in the case of bikes and e-bikes along the Kiplinger Conservancy Trails.
- (12) The District will not offer childcare services to Patrons at any of the Amenity Facilities.
- (13) Skateboarding and rollerblading are not allowed on the Amenity Facilities property at any time.
- (14) Events/Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the District Manager.
- (15) Alcoholic beverages are not permitted at any District owned facility or property at any time, except as specifically permitted herein. Patrons and their guests aged twenty-one (21) or older may bring their own alcoholic beverages for their own personal consumption in the Amenity Facilities ("BYOB"), subject to compliance with all applicable Florida laws. Notwithstanding the foregoing, certain Amenity Facilities, including but not limited to the fitness training room, may prohibit alcoholic beverages entirely as set forth in the policies governing such facilities. Additionally, specific policies governing the rental of the Newfield Barn and related facilities, including alcohol service at private events, are set forth in the "NEWFIELD BARN RENTAL POLICIES" section below.
- (16) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Except as may otherwise be permitted by law, petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the District Manager.
- (17) The Amenity Facilities shall not be used for commercial purposes. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (18) Firearms or any other weapons are not permitted in any of the Amenity Facilities unless otherwise authorized pursuant to Florida law.
- (19) The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board.
- (20) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- (21) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- (1) Each Patron, as a condition of use of the Amenity Facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
- (2) No person shall remove from the room in which it is placed, or from any Amenity Facility, any property or furniture belonging to the District or its contractors without proper authorization from the District Manager or the Board. Residents and Non-Resident Users shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by a Resident or Non-Resident User or a Guest or family member(s) of the same. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Resident or Non-Resident User or a Guest or family member(s) of the same.
- (3) Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or Patron.
- (4) Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

FITNESS TRAINING ROOM POLICIES

Eligible Users: Patrons sixteen (16) years of age and older are permitted to use the District fitness training room during designated operating hours. No children under the age of sixteen (16) are allowed in the District fitness training room at any time without specific consent from the District's Board.

Food and Beverage: Food (including chewing gum) is not permitted within the District fitness training room. Beverages, however, are permitted in the District fitness training room if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness training room.

- (1) Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District fitness training room. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits and other athletic wear (no swimsuits)
- (2) Each individual is responsible for wiping off fitness equipment after use.
- (3) Use of personal trainers is permitted in the District fitness training room only with the approval of the District Manager.
- (4) Hand chalk is not permitted to be used in the District fitness training room.
- (5) Radios, tape players, CD players, MP3 players, televisions, and/or speakers are not permitted unless they are personal units equipped with headphones.
- (6) No bags, gear, or jackets are permitted on the floor of the District fitness training room or on the fitness equipment
- (7) Weights or other fitness equipment may not be removed from the District fitness centers.
- (8) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- (9) Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
- (10) Please replace weights to their proper location after use.
- (11) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

FISHING POLICY

Patrons may not fish from any lake/retention pond within the Newfield Community Development District. No watercrafts of any kind are allowed in these bodies of water except for lake maintenance vehicles. Any violation of this policy will be reported to the local authorities. Swimming is also prohibited in any of the waters. The purpose of these bodies of water is to help facilitate the District's natural water system for runoff and overflow. Anyone who violates this provision does so at their own risk.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

- (1) The Homeowners Association is permitted one (1) meeting per month at the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate the Homeowners Association's use of the Amenity Facilities at any time.
- (2) The Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.
- (3) **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service

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NEWFIELD BARN RENTAL POLICIES

Residents and Non-Resident Users may reserve the Newfield Barn through the Amenity Manager for various meetings, classes, events, etc. for a maximum of eight (8) hours per event, between the hours of 9:00 a.m. and 9:00 p.m. The eight (8) hour limitation can only be exceeded upon specific authorization from the Board. Residents and Non-Resident Users may not reserve the Newfield Barn more than four (4) times in any twelve (12) month period. The maximum number of persons attending any event for the Newfield Barn shall not exceed seventy (70) people. Reservation of the Newfield Barn is on a first come, first serve basis and is subject to approval by the District Manager or Amenity Manager. Upon application for use of the Newfield Barn, the District or Amenity Manager will determine if a paid attendant will be necessary. If an attendant is necessary, the party requesting the Newfield Barn will be required to pay the costs associated with the attendant. The Newfield Barn will not be available for use on the following days:

December 24 th	December 25 th
December 31 st	January 1 st
Easter Sunday	Memorial Day
July 4 th	Labor Day
Thanksgiving Day	

The Newfield Barn is not available for rentals during above-stated days and weekend on which a federal holiday falls on either a Monday or Friday with the exception of Juneteenth, Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day.

Only the Newfield Barn and the Southern and Northern Patios are able to be rented out for private events. The lawn of the farm may also be rented out for weddings only for an additional fee. None of the other Amenity Facilities are available for reservation and shall remain open to all Patrons and their guests during normal operating hours. Persons who are not Patrons ("Non-Patrons") may also rent the Newfield Barn at the Non-Patron rate set forth herein. Charitable organizations qualifying under Section 501(c)(3) of the Internal Revenue Code shall receive the Patron rate.

A refundable deposit in the amount established by District rule is required and will be returned after the function is complete provided there is no evidence of damage to the facility. However, should any Patron or his or her guest(s) violates any of the policies set forth in this section or this Amenity Facilities Policies, the event will be immediately cancelled and the applicable security deposit shall be forfeited. See below for applicable rates.

No open burning or campfires are allowed at the Amenity Facilities.

Notwithstanding the foregoing, the Amenity Manager reserves the right to authorize all programs and activities, with regard to the number of Guest participants, equipment, supplies, usage, etc., conducted at the rental facilities for Homeowner's Association regular meetings.

Below are additional **policies and guidelines** set forth and agreed upon by the Board and District Manager governing rental and events in the Newfield Barn:

- (1) Applicant must be a Resident, Non-Resident User, Non-Patron, or a charitable organization qualifying under Section 501(c)(3) of the Internal Revenue Code ("Facility Renter") who will be responsible for ensuring that their Guests adhere to the policies set forth herein.
- (2) All Facility Renter will be required to fill out and sign the Newfield Barn Rental Policies,

Application and Agreement per the District Manager's or Amenity Manager's office, substantially in the form attached hereto as **Exhibit A**. In addition to the provisions contained herein, those requirements articulated in the Newfield Barn Rental Policies, Application and Agreement shall be incorporated to the rules and rates contemplated herein.

- (3) Facility Renters are required to use an event planner for the scheduled event. For any vendors the Facility Renter intends to use for the event, including the event planner, the Facility Renter must provide the District with the vendor's certificate of insurance naming the Newfield Community Development District and its officers, supervisors, and staff as additional insured.
- (4) Reservations may be made up to twelve (12) months in advance for weddings and up to six (6) months in advance for all other events.
- (5) The refundable security deposit is due upon the execution of the rental agreement. The rental fee is due no later than three (3) days prior to the date of the scheduled reservation. Reservations for which the rental fee is not received within this timeframe may be canceled by the Amenity Manager or his or her designee. Rental fees paid to the District are refundable if the Facility Renter cancels the reservation before the rental fee due date has elapsed. The District will retain 50% of the rental fee for cancellations occurring after this date.
- (6) The Facility Renter must submit an itinerary to the District for approval no later than ten (10) days prior to the scheduled event. The itinerary must include the length of the requested rental period (including any additional hours requested), the hours during which the event is to take place, the set-up and breakdown times, and the time of expected guest arrival and departure.
- (7) Event setup and floor plan requests must be received at least five (5) days prior to the scheduled event. Failure to do so will result in an additional charge of \$100.00. Removal and/or arrangement of furniture is permitted by District staff only.
- (8) The District is **NOT** licensed for the sale of alcoholic beverages. The Facility Renter requesting for rental that desires to sell or dispense alcoholic beverages for consumption during the rental event must abide by the following:
 - a. Facility Renter must notify the Amenity Manager in advance and receive approval for the service of alcoholic beverages at rental events, which the Amenity Manager may approve in its sole discretion.
 - b. Facility Renters must be licensed with the Florida Department of Business and Professional Regulation and hold any other necessary licensure required by the State or Martin County for the sale or service of alcoholic beverages, and must adhere to all federal and state laws regulating the same.
 - c. Facility Renters acknowledges and agrees it assumes the risk and holds the District, its supervisors, offices, agents, and staff harmless from any and all liability arising out of the use of alcohol at rental events.
 - d. Facility Renter shall provide or cause to be provided special events insurance coverage (that includes liquor liability coverage) in an amount deemed acceptable to the District in its sole discretion. The District, and its Supervisors, officers and staff, shall be named as an additional insured party on any such policies, and a certificate of insurance illustrating the appropriate coverage amount and parties is to be provided to the District Manager prior to the event. Facility Renter shall furnish a certificate to the District showing compliance with applicable insurance requirements prior to any such rental event.
 - e. Rental event attendees must be at least twenty-one (21) years of age to be served alcohol and must prevent valid picture identification at the request of District staff.
 - f. The District reserves the right to ask intoxicated persons to leave the District's property or to require the suspension of service of alcohol at rental events at any time, in its sole discretion.
 - g. Facility Renters and their guests may also bring their own alcoholic beverages for personal consumption at rental events ("BYOB"), provided that all attendees consuming alcohol are at least twenty-one (21) years of age and comply with all applicable Florida laws. The District strongly encourages Facility Renters hosting events where alcohol will be present (whether

- BYOB or catered) to procure special event insurance, as this provides additional assurance should an incident occur.
- h. Only catering companies, individuals, or establishments licensed in the state of Florida and who carry at least \$1,000,000 in liability insurance are permitted to provide or sell alcoholic beverages during any rental event. If a Facility Renter contracts a vendor to provide or sell alcohol, the Facility Renter must provide a copy of the vendor's business license and certificate of liability insurance to the District prior to the event.
 - i. District Staff must be present at all catered events at which alcohol is served.
- (9) Patrons are not allowed to bring or use their own grills or smokers at the Newfield Barn.
 - (10) Flammable objects (such as candles) are not permitted. The use of glitter and confetti is highly discouraged and may result in loss of the security deposit if not properly removed.
 - (11) Nothing, including staples, tape, nails, pushpins, and other similar objects, shall be affixed to the walls, ceilings, doors, windows, or floors. Any damages will be charged to the Facility Renter, at the discretion of the District.
 - (12) Music, movies, videos, and other electronic or entertainment media containing offensive language or obscene material are not permitted.
 - (13) If the scheduled event extends past the rental period requested and approved on the itinerary submitted to the District, the Facility Renter will be assessed an additional fee of \$200 per hour, the deposit may be forfeited, and future privileges may be revoked.
 - (14) The Facility Renter or their designee must be present and in the building during the entire rental period. The District reserves the right to terminate the rental agreement and retain 100% of the deposit and the rental fee if the Facility Renter is not on the premises for the duration of the event.
 - (15) Appropriate attire must be worn at all times in the Newfield Barn, as applicable.
 - (16) Each individual is responsible for cleaning up the rental area after use.
 - (17) Loud music is not permitted and must comply with County's noise ordinance, as applicable.
 - (18) Please treat district staff and other Patrons with courtesy and respect.
 - (19) If any Patron attending the event violates any of the policies set forth in this section or this Amenity Facilities Policies, the event shall be immediately cancelled and the applicable security deposit shall be forfeited.
 - (20) In addition to policy set forth above, if, during the event, the law enforcement is called to the Amenity Facilities due to a Patron's behavior that poses a threat to the health, safety and welfare of other Patrons of the District or to the District's property, then the Amenity Manager or the District Manager may, in his or her discretion, suspend that Patron's privileges to use the Amenity Facilities, for an appropriate duration in reasonable proportion to the severity of misconduct, or until the date of the next Board of Supervisors meeting, whichever occurs first. Such suspension may be appealed to the Board of Supervisors at their next regularly-held meeting, and the Board may consider, in their sole discretion, whether the suspension should be held as imposed, adjusted, or reversed to reinstate the Patron's privileges, all in accordance with the "RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES" provided herein.

Schedule of Fees/Deposits

- (1) The non-refundable rental fee for the **Newfield Barn** is set as follows:
 - (A) \$250.00 refundable security deposit
 - (B) \$500 non-refundable reservation fee for Patrons (including charitable organizations qualifying under Section 501(c)(3) of the Internal Revenue Code); \$1,500 reservation fee for Non-Patrons.
 - (C) \$1,000 barn and farm lawn rental fee for Patrons (8-hour rental period – weddings only); \$3,000 barn and farm lawn rental fee for Non-Patrons (8-hour rental period – weddings only).
 - (D) \$100 per hour for each hour by which the rental period has been extended beyond the standard rental period; \$200 per hour if rental includes farm lawn.

- (E) If the Facility Renter chooses to pay the applicable reservation fee via a credit card, a processing fee of \$6.00 shall be charged in addition to such reservation fee.
- (F) Renter shall be charged a security fee of \$30 per hour (minimum of 4 hours) for CDD security services, which will be present for the duration of the scheduled event. Renter may also be subject to and be invoiced the cost of additional staffing, cleaning, or service, as may be necessitated by the proposed event to be held at the facility, as determined by the Amenity Manager.
- (2) The Newfield Barn has a maximum rental time limit of eight (8) hours between the hours of 9:00 a.m. and 9:00 p.m. A final guarantee (number) of Guests is to be conveyed to the Amenity Manager no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original rental application will be considered correct. A check shall be made out to the "Newfield Community Development District" and submitted to the Amenity Management staff at the Amenity Facilities during posted office hours in advance of the rental event.
- (3) To receive a full refund of the security deposit, the following must be completed:
 - 1. Ensure that all garbage is removed from the premises.
 - 2. Remove all displays, favors or remnants of the event.(No adhesives permitted on walls or windows)
 - 3. Wipe off and restore the furniture and other items to their original position.
 - 4. Wipe off counters, table tops and sink area.
 - 5. Ensure that no damage has occurred to the Newfield Room and its surrounding property and facilities if used by Patron and their guests.

All rentals will require a post-event inspection for return of security deposit. The security deposit will be held until the District has inspected the reserved room(s) for any damages and will be returned within ten (10) business days of the event. If damages are found or additional cleaning is required, the District will provide written explanation and deduct the additional cost from the collected security deposit. Any additional costs are due and payable within two (2) business days of notification by the District. If additional cleaning is required, the Facility Renter reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Facility Renters may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The District Manager shall determine the amount of deposit to be returned, if any. As provided above, if any Patron attending the event violates any of the policies set forth in this section or this Amenity Facilities Policies, the event shall be immediately cancelled and the applicable security deposit shall be forfeited.

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, its supervisors, officers, staff, agents, contractors and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes, or other applicable law.

SUSPENSION AND TERMINATION OF ACCESS RULES

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)

In accordance with Chapters 190 and 120 of the Florida Statutes, and on May 28, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Newfield Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded and are replaced in its entirety with the following, for any violations occurring after the Effective Date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Newfield Barn, the farm amenity, the Harvest House, and the Kipling Conservancy Trails, together with their appurtenant facilities and areas. (“Amenities” or “Amenity”).

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

3. Access Cards / Key Fobs. Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”), depending on the severity of the Violation:

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or access card or otherwise facilitating or allowing unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Rules);
- g. Treating the District’s staff, contractors, representatives, residents, landowners, Patrons or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the

District, its staff, contractors, representatives, residents, landowners, Patrons or guests;

k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests is likely endangered;

l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required);

m. Such person's guest or a member of their household committing any of the above Violations; or

n. Violating any state, federal, local laws, rules, ordinances, or regulations including but not limited to such violations likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who is responsible of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager, or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as

soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the Board's determination of amount of an Administrative Reimbursement and/or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, Appeal Request filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

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

The above Policies were adopted by the Board of Supervisors for the Newfield Community Development District on this 30th day of July, 2026 (“Effective Date”).

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

Exhibit A

Form of Facility Use Application Agreement



Newfield Barn Rental Package

Venue Details

- 70 person capacity
- Private use of 1st floor of barn event space and southern/northern patios (lawn of the farm may also be rented out for weddings only for an additional fee)
- Dedicated on-site staff member to facilitate privacy
- Available Monday-Sunday

In-person tours available via appointment only

See "Rental Agreement" for terms & conditions

Contact the Lifestyle Team (info@newfieldfl.com) for availability

Patron Rate

- \$250 security deposit
- \$500 barn rental fee (8-hour rental period) ¹
- \$1,000 barn and farm lawn rental fee (8-hour rental period – wedding only)
- \$100 per hour for each hour by which the rental period has been extended beyond the standard rental period; \$200 per hour if rental includes farm lawn
- \$30 per hour security fee (minimum of 4 hours)
- If the applicable reservation fee is paid via a credit card, a processing fee of \$6.00 shall be charged in addition to such reservation fee
- Can be booked up to 12 months in advance for weddings. Can be booked up to 6 months in advance for all other events

Non-Patron Rate

- \$250 security deposit
- \$1,500 rental fee (8-hour rental period)
- \$3,000 barn and farm lawn rental fee (8-hour rental period – wedding only)
- \$100 per hour for each hour by which the rental period has been extended beyond the standard rental period; \$200 per hour if rental includes farm lawn
- \$30 per hour security fee (minimum of 4 hours)
- If the applicable reservation fee is paid via a credit card, a processing fee of \$6.00 shall be charged in addition to such reservation fee

¹ Including charitable organizations qualifying under Section 501(c)(3) of the Internal Revenue Code



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- Can be booked up to 12 months in advance for weddings. Can be booked up to 6 months in advance for all other events



Newfield Barn | 7745 SW Creek St, Palm City, FL 34990
305-391-3757 | www.newfieldfl.com | info@newfieldfl.com

Newfield Barn Rental Application & Contract

Applicant Information:

Are you a Newfield Patron?

- Yes
- No

Applicant Full Name: _____

Applicant Phone Number: _____

Applicant Email Address: _____

Applicant Address: _____

*Identification is required for all rentals

Event Information:



Type of Event: _____

Event Date: _____

Expected Attendance: _____

Will alcohol be served? ☐ Yes ☐ No

Is this event open to the public? ☐ Yes ☐ No

Setup time requested: _____

Barn access time (setup begins): _____ (AM/PM)

Event Start Time: _____ (AM/PM)

Event End Time: _____ (AM/PM)

Barn Vacate Time (clean up complete): _____ (AM/PM)

Terms and Conditions for Barn Rental and Use

1. Definitions:
 - a. "Patron" or "Patrons" - shall mean Residents, Guests, and Non-Resident User who are eighteen (18) years of age and older.
 - b. "Non-Resident User" - shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities. The Annual User Fee for any Non-Resident is currently \$2,500.00 per year.
 - c. "Guest" - shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of the Amenity Facilities.
2. The amenities are available for reservation on a first-come, first-served basis. Recurring reservations are allowed. However, reservations may not monopolize amenity use in such a fashion as to prevent others from a fair opportunity to use the facilities.
3. Activities sanctioned by the Newfield Lifestyle Team, the Rosette Park Homeowners Association, or Newfield Community Development District, including Board of Directors and committee meetings, have precedence over reservations.
4. It is the responsibility of the applicant to ensure their activity does not interfere with the normal operations of the amenities.



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5. Group use may not exceed the maximum capacities, as stated on the applicable rate sheet. No exceptions will be made for the recorded maximums. The Newfield Community Development District (CDD) has the right to terminate this Agreement if the applicant's guests, attendees, or vendors violate any rules or regulations.
6. The applicant assumes full responsibility for the proper conduct of their attendees, guests, and vendors. All renters and their guests shall treat the CDD staff with respect and adhere to all CDD staff requests.
7. The applicant whose name appears on the rental agreement must check in with the assigned team member upon arrival. The applicant or their designee must be present and in the building during the entire rental period. The CDD reserves the right to terminate this Agreement and retain 100% of the deposit and the rental fee if the applicant is not on the premises for the duration of the event.
8. The applicant must request approval from the CDD if any print, televised, or other media is desired to be present at the event.
9. Reservations may only occur Monday – Sunday within the hours of 9 AM – 9 PM. The rental timeframe includes guest/vendor departure, cleanup, and breakdown. The CDD may, at its sole discretion, permit a scheduled event to begin prior to 9 AM or extend past 9 PM upon request.
10. The refundable security deposit is due upon the execution of this rental agreement. The rental fee is due no later than three (3) days prior to the date of the scheduled reservation. Reservations for which the rental fee is not received within this timeframe may be canceled by the amenity manager or his or her designee. Rental fees paid to the CDD are refundable if the applicant cancels the reservation before the rental fee due date has elapsed. The CDD will retain 50% of the rental fee for cancellations occurring after this date. The security deposit and rental fee must be paid by check payable to "Newfield Community Development District" and made by the applicant. No cash payments will be accepted.
11. Applicants are required to use an event planner for the scheduled event. For any vendors the applicant intends to use for the event, including the event planner, the applicant must provide the CDD with the vendor's certificate of insurance naming the Newfield Community Development District and its officers, supervisors, and staff as additional insured.
12. The preexisting furniture: two couches, four rocking chairs, two coffee tables, and two side tables, and one console table are included in the rental and will be set up in the requested configuration (restrictions apply) in the reserved space(s) prior to the start of the rental. Event setup and floor plan requests must be received at least five (5) days prior to the scheduled event. Failure to do so will result in an additional charge of \$100.00. If no requests are received within five (5) business days, the space(s) will be left "as is" in



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accordance with the standard layout. Removal and/or arrangement of furniture is permitted by CDD staff only.

13. The CDD makes no representations or warranties concerning the sufficiency of the electrical power at the rental facility and is not responsible for any power failures that occur during the rental period. The CDD will not provide extension cords or other such electrical equipment. All such equipment must be provided by the applicant. If the rental includes a room with a television, its use for a presentation is permitted. Applicants shall notify the CDD staff no later than five (5) days prior to the rental to ensure the proper connections are available.
14. All scheduled events with a duration of eight (8) hours or less will be charged the applicable flat rate specified above. The CDD may permit a rental to exceed the standard 8-hour period for an additional \$100 per hour. The maximum period for which the rental may be extended will be determined on a case-by-case basis at the absolute discretion of the CDD. Set up, breakdown, guest departure, item removal, and cleanup must occur within the rental period. The applicant must submit an itinerary to the CDD for approval within ten (10) days of the scheduled event. The itinerary must include length of the requested rental period (including any additional hours requested), the hours during which the event is to take place, the set-up and breakdown times, and the time of expected guest arrival and departure.
15. The set-up and breakdown for the event are the responsibility of the applicant but must be coordinated with the CDD. It is the responsibility of the applicant to ensure vendors' breakdown, clean-up and departure time occurs within the allotted timeframe. If the scheduled event extends past the rental period requested and approved on the itinerary submitted to the CDD, the applicant will be assessed an additional fee of \$200 per hour, the deposit may be forfeited, and future privileges may be revoked.
16. It is the responsibility of the applicant to ensure the reserved space(s) is returned to its original condition prior to the start of the scheduled event. Clean-up should be completed to the satisfaction of the CDD to receive full refund of the security deposit. Failure to do so may result in loss of all or a portion of the security deposit as well as any additional fees assessed for additional clean-up costs or required repairs. If additional cleaning services are required after the conclusion of the scheduled event, the applicant will be responsible for reimbursing the CDD for the costs of those cleaning services which exceed the security deposit. Two (2) trash bins will be provided by the CDD. Additional trash bins, if necessary, along with trash bags for all the trash bins, including the ones provided by the CDD, must be provided by the applicant. The applicant is responsible for bringing all other cleaning supplies. Clean-up shall include but shall not be limited to: a. Removal of all personal items, event supplies, and equipment; b. Removal of litter, and debris; c. Wipe down of all reserved/used surfaces; and d. Return of any CDD provided chairs, tables, or other equipment to their original location in a neat and orderly manner. Trash should be removed from the building and bathrooms, and brought to the designated dumpster.



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17. Nothing, including staples, tape, nails, pushpins, and other similar objects, shall be affixed to the walls, ceilings, doors, windows, or floors. Any damages will be charged to the applicant, at the discretion of the CDD. Equipment and/or furniture may not be removed from the amenities, unless pre-approved by the CDD.
18. All rentals will require a post-event inspection for return of security deposit. The security deposit will be held until the CDD has inspected the reserved room(s) for any damages and will be returned within ten (10) business days of the event. If damages are found or additional cleaning is required, the CDD will provide written explanation and deduct the additional cost from the collected security deposit. Any additional costs are due and payable within two (2) business days of notification by the CDD.

Applicants may utilize catering vendors or provide their own food and beverage. Drop-off catering is permitted. The venue does not offer ovens, microwaves, gas ranges, induction burners, refrigerators, freezers, or dishwashers. Cooking or serving equipment and utensils are not provided; the renter shall be responsible for providing their own supplies. There is a single prep area that caterers may use.
19. Alcoholic beverages are sold or dispensed by individuals or entities that have rented all or a portion of the Newfield Barn so long as such individuals or entities: i) sell or dispense such beverages in accordance with Florida law; ii) are licensed with the Florida Department of Business and Professional Regulation and hold any other necessary licensure required by the State or Martin County; and iii) provide a certificate of special events insurance coverage (that includes liquor liability coverage) naming the District as an additional insured held in an amount deemed to be acceptable by the District in its sole discretion.
20. Music, movies, videos, and other electronic/entertainment media containing offensive language or obscene material are not permitted.
21. No illegal substance(s) are allowed in or around the amenities. Smoking is prohibited in or around the amenities to the greatest allowable extent under Florida law. Flammable objects (such as candles) are not permitted. The use of glitter/confetti is highly discouraged and may result in loss of deposit if not properly removed.
22. Street parking is available at and around the venue. By approving the reservation of a scheduled event, the CDD does not agree to provide parking or in any way guarantee the availability of parking around the venue during the time of the scheduled event. However, arrangements for valet parking may be provided by the CDD upon request. If valet parking is desired, please contact amenity management to discuss the feasibility of said arrangement.
23. The CDD has retained a security contractor to provide security services for the CDD. CDD security shall be present for the duration of the scheduled event. The CDD will not allow the applicant to retain private security services in addition to or in lieu of CDD security.



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The CDD is charged \$30 per hour for the security services. The applicant will be assessed for the cost of the security services for the scheduled event. The security fee shall be due and payable at the same time as the rental fee.



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Contract Agreement:

My signature confirms that I am responsible for the group contracting to reserve the area(s) specified and that I have read and fully understand the terms and conditions for use. I agree to be fully bound by the requirements established by this contract and agree to abide by the rules set forth in this contract as well as all CDD rules and regulations.

I understand that I will receive a refund of the security deposit if all the terms of the contract are met, and all rules are honored. If there is damage to the CDD property and surrounding areas or additional cleaning needed in excess of the security deposit, I will pay the additional charges. Further, I agree that should I fail to pay the excess charges and the Newfield Community Development District must file suit in Martin County, Florida, to enforce this contract, I will pay the District's attorneys' fees, expert witness fees, and paralegal fees and costs.

I understand that failure to abide by the terms of this contract could result in additional costs and/or denial of future reservation requests. I hereby indemnify and hold the Newfield Community Development District, its supervisors, officers, employees, and agents harmless from any and all liabilities, suits, judgments, costs and expenses, including attorneys' fees, arising from the performance of this contract or any act, omission or negligence.

Signature of Applicant

Date

To be completed by the CDD

Date submitted: _____ Received by: _____

Security Deposit (Amount): _____ Check #: _____

Rental Fee (Amount): _____ Check #: _____

Setup arrangement(s) due by: _____

Special event insurance & applicable vendor COI(s) due by: _____

Keywords:

Notice of PH & Reg Board Mtg of July 31

[View original file](#)

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Newfield Community Development District ("District") will hold the following public hearings and regular meeting:

DATE:

July 30, 2026

TIME:

9:30 A.M.

LOCATION:

1050 SW Prairie Avenue, Palm City, Florida 34990

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAL/ERU Factor	Proposed Annual O&M Assessment*
Townhomes	196	Per Unit	\$1,193.93
Duplex	106	Per Unit	\$1,193.93
Single Family	586	Per Unit	\$1,193.93
Town Center (Residential)	250	Per Unit	\$1,193.93
SD-W Multifamily	450	Per Unit	\$1,193.93
Commercial	30	Per Unit	\$1,193.93

*Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAL/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Martin County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Special District Services, Inc. 2501A Burns Road, Palm Beach Gardens, FL 33410, (877) 737-4922 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://newfieldcdd.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of the notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

WWW.NEWFIELDCDD.ORG

PUBLISH: STUART NEWS 07/10/26 & 07/17/26

TR-4031106

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RESOLUTION 2026-07
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Newfield Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt 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.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), 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.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Newfield Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026/2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026/2027 or within 60 days following the end of the FY 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026/2027 Budget

Exhibit A

Newfield Community Development District

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

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- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL HARVEST HOUSE BUDGET**
- IV DETAILED FINAL NEWFIELD LIFESTYLE BUDGET**
- V DETAILED FINAL DEBT SERVICE FUND BUDGET (2025 BOND)**
- VI ASSESSMENT COMPARISON - RATES**
- VII ASSESSMENT COMPARISON - UNITS**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	1,931,596
Developer Contribution	503,930
Debt Assessments	1,921,338
Harvest House Sales Revenue	84,000
Interest Income	480
TOTAL REVENUES	\$ 4,441,344
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	1,000
Payroll Taxes	80
Management	60,000
Legal	30,000
Assessment Roll	6,000
Audit Fees	5,000
Arbitrage Rebate Fee	650
Insurance	40,000
Legal Advertisements	4,000
Miscellaneous	1,000
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Website Management	1,500
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	156,705
Maintenance Expenditures	
Engineering/Inspections	20,000
Miscellaneous Maintenance	5,000
Lake Maintenance	12,000
Lawn Maintenance/Landscaping	24,000
Electricity/Power	24,000
Trash Removal	12,000
Fountain Maintenance	9,600
Pest Control	6,000
PAMP I - Maintenance Control Of Invasive Species	96,000
PAMP I - Trail Maintenance	48,000
PAMP II - Maintenance Control Of Invasive Species	144,000
E-Bike Operations	60,000
Total Maintenance Expenditures	460,600
Total Harvest House Expenditures	\$ 161,640
Total Newfield Lifestyle Expenditures	\$ 1,007,860
TOTAL EXPENDITURES	\$ 2,404,110
REVENUES LESS EXPENDITURES	\$ 2,037,234
Bond Payments	(1,806,058)
BALANCE	\$ 231,176
County Appraiser & Tax Collector Fee	(77,059)
Discounts For Early Payments	(154,117)
EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	1,931,596	Expenditures Less Developer Contribution, Harvest House Rev & Interest/.94
Developer Contribution	482,618	125,209	503,930	50% Of Newfield Lifestyle Expenditures
Debt Assessments	0	0	1,921,338	Bond Payments/.94
Harvest House Sales Revenue	31,669	0	84,000	Estimated At \$7,000 Per Month
Interest Income	409	360	480	Estimated At \$40 Per Month
TOTAL REVENUES	\$ 514,696	\$ 125,569	\$ 4,441,344	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	600	1,000	1,000	Supervisor Fees
Payroll Taxes	46	80	80	Projected At 8% Of Supervisor Fees
Management	39,324	40,464	60,000	Scope Increase
Legal	27,731	30,000	30,000	No Change From 2025/2026 Budget
Assessment Roll	0	6,000	6,000	Will Commence In Fiscal Year Of Bond Issuance
Audit Fees	3,500	5,000	5,000	Price Will Increase Following Bond Issuance
Arbitrage Rebate Fee	0	650	650	No Change From 2025/2026 Budget
Insurance	15,089	7,400	40,000	FY 25/26 Expenditure Was \$39,250
Legal Advertisements	1,898	5,000	4,000	\$1,000 Decrease From 2025/2026 Budget
Miscellaneous	542	1,000	1,000	No Change From 2025/2026 Budget
Postage	155	300	300	No Change From 2025/2026 Budget
Office Supplies	1,062	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	1,500	1,500	1,500	12 Months X \$125
Trustee Fees	0	4,500	4,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2025/2026 Budget
Total Administrative Expenditures	91,622	105,569	156,705	
Maintenance Expenditures				
Engineering/Inspections	48,687	15,000	20,000	FY 2025/2026 Expenditure Through Feb 2026 Was \$5,670
Miscellaneous Maintenance	16,909	5,000	5,000	Miscellaneous Maintenance
Lake Maintenance	1,350	0	12,000	Lake Maintenance
Lawn Maintenance/Landscaping	7,960	0	24,000	Lawn Maintenance/Landscaping
Electricity/Power	0	0	24,000	FY 2025/2026 Expenditure Through Feb 2026 Was \$10,006
Trash Removal	0	0	12,000	Lake Maintenance
Fountain Maintenance	0	0	9,600	H2O Perfection: 12 Months X \$800
Pest Control	0	0	6,000	Pest Control
PAMP I - Maintenance Control Of Invasive Species	0	0	96,000	PAMP I - Maintenance Control Of Invasive Species
PAMP I - Trail Maintenance	0	0	48,000	PAMP I - Trail Maintenance
PAMP II - Maintenance Control Of Invasive Species	0	0	144,000	PAMP II - Maintenance Control Of Invasive Species
E-Bike Operations	0	0	60,000	Slidr:12 Months X 3,500 Plus Sprockets Expenditures
Total Maintenance Expenditures	74,906	20,000	460,600	
Total Harvest House Expenditures	56,200	0	\$ 161,640	See Detail On Page 3
Total Newfield Lifestyle Expenditures	249,800	0	\$ 1,007,860	See Detail On Page 4
TOTAL EXPENDITURES	\$ 472,528	\$ 125,569	\$ 2,404,110	
REVENUES LESS EXPENDITURES	\$ 42,168	\$ -	\$ 2,037,234	
Bond Payments	0	0	(1,806,058)	
BALANCE	\$ 42,168	\$ -	\$ 231,176	
County Appraiser & Tax Collector Fee	0	0	(77,059)	
Discounts For Early Payments	0	0	(154,117)	
EXCESS/ (SHORTFALL)	\$ 42,168	\$ -	\$ -	

DETAILED FINAL HARVEST HOUSE BUDGET

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
HARVEST HOUSE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
Management Fees	0	0	30,840	\$2,570 Per Month
Staffing	0	0	40,800	\$3,400 Per Month
Total Management & Staffing	0	0	71,640	
Miscellaneous Product Procurement	56,200	0	64,400	Projected Revenue Is \$84,000
Harvest House Cleaning Services	0	0	14,400	\$1,200 Per Month
Square Expenditure (Credit Card)	0	0	1,200	Square Expenditure (Credit Card)
Sales Tax	0	0	10,000	
Total Product Procurement	56,200	0	90,000	
TOTAL HARVEST HOUSE EXPENDITURES	\$ 56,200	\$ -	\$ 161,640	

DETAILED FINAL NEWFIELD LIFESTYLE BUDGET

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
NEWFIELD LIFESTYLE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
Newfield Lifestyle Management				
Lifestyle Management Contract (Onvie)	0	0	67,540	\$2,570 Per Month
Lifestyle Director Salary (Includes Fringe)	0	0	109,500	
Lifestyle Assistant Salary (Includes Fringe)	0	0	78,000	
Staffing Tech & Setup	0	0	2,500	
District Manager Amenity Management	0	0	12,000	District Manager Amenity Management
Total Newfield Lifestyle Management	0	0	269,540	
Newfield Programming Expenditures				
Weekly Programming	0	0	13,324	Includes Weekly Clubs & Fitness Classes
Monthly Programming	0	0	88,992	Includes Friday Night Jams & Game Nights
Quarterly Programming	0	0	103,700	Includes Movie Nights & Sporting Events
Signature Events/Holidays	224,800	0	158,920	Includes Holidays, Festivals & 5K Races
Club Allowances	0	0	1,000	Allowances To Start Clubs (4 Groups At \$250)
July Fourth Fireworks	25,000	0	25,000	
Special Events Cleaning Services	0	0	14,420	
Miscellaneous Programming Expenditures	0	0	14,964	Includes Event Staffing & Photography
Citrus House Maintenance	0	0	300,000	Citrus House Maintenance
Communications	0	0	18,000	Alosant (Newfield App): \$1,500 Per Month
Total Newfield Programming Expenditures	249,800	0	738,320	
TOTAL NEWFIELD LIFESTYLE EXPENDITURES	\$ 249,800	\$ -	\$ 1,007,860	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2025)

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	32,932	1,000	2,500	Projected Interest For 2026/2027
NAV Tax Collection	0	0	1,806,058	Estimated Maximum Debt Service Collection
Bond Proceeds	2,969,813	0	0	
Capital Interest Funding	0	1,339,180	0	Capitalized Interest Set-Up Through Nov 2026
Total Revenues	\$ 3,002,745	\$ 1,340,180	\$ 1,808,558	
EXPENDITURES				
Principal Payments	0	0	360,000	Principal Payment Due In 2027
Interest Payments	0	1,340,180	1,445,288	Interest Payment Due In 2027
Bond Redemption	0	-	3,270	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 1,340,180	\$ 1,808,558	
Excess/ (Shortfall)	\$ 3,002,745	\$ -	\$ -	

Series 2025 Bond Information

Original Par Amount =	\$25,720,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.4% - 5.9%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2025		
Maturity Date =	May 2056		
Par Amount As Of 6/1/26 =	\$25,720,000		

Newfield Community Development District - Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
O&M For Townhomes	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,250.00</u>
Total For Townhomes	\$ -	\$ -	\$ -	\$ 2,443.83
O&M For Duplex	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For Duplex</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,500.00</u>
Total For Duplex	\$ -	\$ -	\$ -	\$ 2,693.83
O&M For SF 35' Units	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For SF 35' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,750.00</u>
Total For SF 35' Units	\$ -	\$ -	\$ -	\$ 2,943.83
O&M For SF 40' Units	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For SF 40' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,850.00</u>
Total For SF 40' Units	\$ -	\$ -	\$ -	\$ 3,043.83
O&M For SF 50' Units	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For SF 50' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,950.00</u>
Total For SF 50' Units	\$ -	\$ -	\$ -	\$ 3,143.83
O&M For SF 60' Units	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For SF 60' Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,990.00</u>
Total For SF 60' Units	\$ -	\$ -	\$ -	\$ 3,183.83
O&M For Town Center (Res)	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For Town Center (Res)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 500.00</u>
Total For Town Center (Res)	\$ -	\$ -	\$ -	\$ 1,693.83
O&M For SDW Multifamilys	\$ -	\$ -	\$ -	\$ 1,193.83
<u>Debt For SDW Multifamilys</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 500.00</u>
Total For SDW Multifamilys	\$ -	\$ -	\$ -	\$ 1,693.83
O&M For Town Center (Comm)	\$ -	\$ -	\$ -	\$ 35,814.90
<u>Debt For Town Center (Comm)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 53,000.00</u>
Total For Town Center (Comm)	\$ -	\$ -	\$ -	\$ 88,814.90

* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Newfield Community Development District - Assessment Comparison

Community Information:

Residential Units

Townhomes	196
Duplex	106
Single Family 35'	82
Single Family 40'	174
Single Family 50'	194
Single Family 60'	136
Town Center (Residential)	250
<u>SD-W Multifamily</u>	<u>450</u>
Total Residential Units	1,588

Commercial

Town Center (Commercial)	50,000
Assessed At 1.06 Per Unit	

(Assessed For 30 O&M Units - Total ERU's)

Town Center (Residential)

Town Center - Walk-Up Apt	160
Town Center - Townhome	53
Town Center - Duplex	20
<u>Town Center - Cottage</u>	<u>17</u>
Total Town Center (Residential) Units	250

SD-W Multifamily

SD-W Multifamily - Take 1	112
SD-W Multifamily - Take 1	132
SD-W Multifamily - Take 1	32
SD-W Multifamily - Take 2	71
SD-W Multifamily - Take 2	83
<u>SD-W Multifamily - Take 2</u>	<u>20</u>
Total SD-W Multifamily Units	450

RESOLUTION 2026-08
[FY 2026/2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Newfield Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Martin County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2026 (“**FY 2026/2027**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026/2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to effect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A

Exhibit B

**BUDGET FUNDING AGREEMENT
FY 2026/2027**

This Agreement (“**Agreement**”) is made and entered into effective as of October 1, 2026 (“**Effective Date**”), by and between:

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, (“**District**”), and located in Martin County, Florida (“**County**”) with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410, and

MATTAMY PALM BEACH LLC, a Delaware limited liability company and owner and developer of lands within the boundaries of the District, whose address is 3600 Midtown Drive, Suite 1050, Tampa, Florida 33607 (“**Developer**,” and together with the District, the “**Parties**”). For purposes of this Agreement, the term “**Property**” shall refer to that certain property within the District owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, Developer presently owns and is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District’s facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the Board of Supervisors (“**Board**”) of the District adopted its general fund budget (“**Budget**”) attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the Developer is willing to provide such funds as are necessary to fund fifty percent (50%) of the Newfield Lifestyle portion of the Budget, as set forth on **Exhibit A**; and

WHEREAS, the Developer agrees that the Newfield Lifestyle activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the Developer’s share of costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in order to fund fifty percent (50%) of the Newfield Lifestyle expenditures set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

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.** The Developer agrees to make available to the District fifty percent (50%) of the Newfield Lifestyle expenditures actually paid by the District (“**Funding Obligation**”) within thirty (30) days of written request by the District. The District’s written request shall include documentation of the Newfield Lifestyle expenditures actually paid by the District for which reimbursement is requested. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.
2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the Newfield Lifestyle activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.
3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:
 - a. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
 - b. The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
 - c. The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. 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.
5. **AUTHORIZATION.** 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 of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.
6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.
7. **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 of damages, injunctive relief and/or specific performance.
8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein 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.
10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.
11. **ARM'S LENGTH.** This Agreement has been negotiated fully among 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.

IN WITNESS WHEREOF, the Parties execute this Agreement, effective as of the day and year first written above.

Attest:

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

MATTAMY PALM BEACH LLC

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: FY 2026/2027 Budget

EXHIBIT A

RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Newfield Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Martin County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT
DISTRICT:**

1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 MEETING SCHEDULE**

The Board of Supervisors of the Newfield Community Development District will hold their regular meetings for Fiscal Year 2026/2027 at 1050 SW Prairie Avenue, Palm City, Florida 34990 at 9:30 a.m., as follows:

**October 29, 2026
November 19, 2026
January 28, 2027
February 25, 2027
March 25, 2027
April 29, 2027
May 27, 2027
June 24, 2027
July 29, 2027
August 26, 2027
September 30, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 or by calling (561) 630-4922.

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

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

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

District Manager

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

www.newfieldcdd.org

PUBLISH: STUART NEWS

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Newfield 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 Martin County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, bi-monthly, quarterly or other meeting dates not on weekly or more frequent basis, and may cancel regularly scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

Section 1. Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of

Supervisors.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

Section 2. Non-Continuing Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset, including ordinary or standard repairs, control, and maintenance of such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$2,500 - with approval of the District Manager;
2. Non-Continuing Expenses Not Exceeding \$5,000 - with approval of the Chair; and
3. Non-Continuing Expenses Not Exceeding \$10,000 - with approval of the District Manager and Chairman of the Board of Supervisors.

Section 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 4. This resolution supersedes any prior Board action or resolution relative to the grant of spending authority to the District's officers and staff.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30TH DAY OF JULY 2026.

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2025/2026, 2026/2027 and 2027/2028
With Two Year Option (2028/2029 and 2029/2030)
Martin County, Florida**

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than September 3, 2026 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Newfield Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. 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 the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate, and maintain certain public improvements; and

WHEREAS, it is in the District’s best interests to competitively solicit proposals through a Request for Proposals (the “RFP”) process for landscape and irrigation maintenance services for the District (the “Project”); and

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to approve in substantial form the RFP Notice and Evaluation Criteria for the Project attached hereto as **Exhibit A**; and

WHEREAS, the Board desires to authorize the Chairperson, in consultation with District staff, to effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare a final RFP project manual for the Project, and other documents that are in the best interests of the District; and

WHEREAS, the Board further desires to authorize the Chairperson, in consultation with District staff, to approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP.

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

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby approves in substantial form the documents attached hereto as **Exhibit A**, and subject to further review and revision by District staff as finally approved by the District Engineer.

SECTION 3. The Board hereby authorizes the Chairperson, in consultation with District staff, to 1) effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare the RFP; and 2) approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP. Consistent with such approvals, the Chairperson, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effect the procurement contemplated by the RFP, and all acts and things that may be desirable or consistent with the RFP's requirements or intent. The Chairperson is hereby further authorized to execute any and all documents necessary to affect the RFP.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

Exhibit A: RFP Notice and Evaluation Criteria

Exhibit A

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Martin County, Florida

Notice is hereby given that the Newfield Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services for the District, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained beginning on August 6, 2026 at 9:30 a.m. by sending an email to Stephanie Brown at sbrown@sdsinc.org. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape and irrigation maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting.

There will be a mandatory pre-bid proposal conference on August 27, 2026, at 9:30 a.m. This meeting will be held at Welcome Center at 1050 SW Pr Ave, Palm City 34990. Prospective Proposers interested in attending the pre-bid meeting should reach out to Chad Ridinger at CRidinger@campbellproperty.com and Stephanie Brown at sbrown@sdsinc.org to receive the virtual attendance information.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than September 17, 2026 at 9:30 a.m. (EST) at 2501 Burns Rd., Suite A, Palm Beach Gardens, FL 33410, Attention: Stephanie Brown. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Newfield Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. Proposals received after the time and date stipulated above may be returned unopened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on September 17, 2026 at 9:30 a.m. (EST) at 2501 Burns Rd., Suite A, Palm Beach Gardens, FL 33410. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least five (5) calendar days 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) / 1-800-955-8870 (Voice), for aid in contacting the District.

The submitted proposals will be reviewed by the District’s Board of Supervisors (the “**Board**”) at a public meeting to be held on September 24, 2026 at 9:30 a.m. at 1050 SW Prairie Avenue, Palm City, Florida 34990. Proposers are required to attend the meeting of the District’s Board.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. 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 plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, 2501 Burns Rd., Suite A, Palm Beach Gardens, FL 33410, Attention: Stephanie Brown, (561) 630-4922.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Stephanie Brown at sbrown@sdsinc.org, with a further copy to Bennett Davenport at Bennett.Davenport@KutakRock.com and Lindsay Whelan at Lindsay.Whelan@KutakRock.com.

Newfield Community Development District
Stephanie Brown, District Manager

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible) (____ Points Awarded)

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (20 Points Possible) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (20 Points Possible) (____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides

the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

Additional Information Regarding Evaluation

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

RESOLUTION 2026-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT TO RESET
DATE, TIME AND PLACE OF PUBLIC HEARING AND
AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING
FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE;
AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Newfield Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Martin County, Florida; and

WHEREAS, the Board is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2026-05, setting the public hearing to consider the adoption of the District’s Revised Rules of Procedure, and set the hearing thereon for July 30, 2026, at 9:30 a.m. at 1050 SW Prairie Avenue, Palm City, Florida 34990;

WHEREAS, the Board desires to reset the public hearing to be held on September 24, 2026 at 9:30 a.m., at 1050 SW Prairie Avenue, Palm City, Florida 34990.

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

SECTION 1. Resolution 2026-05 is hereby amended to reflect that the public hearing to adopt the District’s Revised Rules of Procedure will be reset to September 24, 2026, at 9:30 a.m., at 1050 SW Prairie Avenue, Palm City, Florida 34990.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 30th day of July, 2026.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Newfield
Community Development District

**Financial Report For
June 2026**

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
REVENUES			
O&M ASSESSMENTS	0	0	0
DEVELOPER CONTRIBUTION	125,209	150,000	830,000
DEBT ASSESSMENTS	0	0	0
INTEREST INCOME	360	0	1,232
SQUARE RESTAURANT REVENUE	0	16,401	102,250
OTHER INCOME	0	654	808
TOTAL REVENUES	\$ 125,569	\$ 167,055	\$ 934,290
EXPENDITURES			
SUPERVISOR FEES	1,000	0	600
PAYROLL TAXES	80	0	0
ENGINEERING/INSPECTIONS	15,000	195	6,615
MISCELLANEOUS MAINTENANCE	5,000	0	29,077
MANAGEMENT	40,464	3,372	30,348
LEGAL FEES	30,000	0	21,685
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	5,000	5,600	5,600
ARBITRAGE REBATE FEE	650	0	0
INSURANCE	7,400	0	39,322
LEGAL ADVERTISING	5,000	216	1,339
MISCELLANEOUS	1,000	1,092	1,250
POSTAGE	300	28	103
OFFICE SUPPLIES	1,500	292	914
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,500	125	1,125
TRUSTEE FEES	4,500	0	4,246
CONTINUING DISCLOSURE FEE	1,000	0	0
PAYROLL EXPENSE	0	0	46
HARVEST HOUSE OPERATIONS	0	0	0
HARVEST HOUSE CLEANING SERVICES	0	0	13,980
LANDSCAPING	0	0	27,976
FIREWORKS DISPLAY	0	10,000	20,000
LAKE MAINTENANCE	0	275	25,850
ELECTRICITY/POWER	0	1,477	13,544
SPECIAL EVENTS	0	38,193	120,314
SQUARE EXPENSE (CREDIT CARD)	0	178	1,157
SALES TAX	0	0	6,781
LAWN MAINTENANCE	0	0	8,700
TRASH REMOVAL	0	483	3,456
FOUNTAIN MAINTENANCE	0	800	5,798
PEST CONTROL	0	505	2,265
E-BIKE OPERATIONS	0	4,410	46,992
HOLIDAY LIGHTING	0	0	29,405
UTILITIES (WATER)	0	203	1,087
PET WASTE MANAGEMENT	0	255	3,007
SECURITY SERVICES	0	3,746	21,007
SIGNS	0	2,051	2,051
MANAGEMENT FEE - HARVEST HOUSE	0	2,500	17,500
MANAGEMENT FEE - LIFESTYLE DIRECTOR	0	11,000	44,000
PAYROLL - LIFESTYLE DIRECTOR	0	17,800	82,847

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
PAYROLL - HARVEST HOUSE	0	9,201	41,947
CREDIT CARD PROCESSING FEE	0	0	8,136
PROGRAMMING & EVENT EXPENSE	0	0	81,360
TOTAL EXPENDITURES	\$ 125,569	\$ 113,997	\$ 771,605
EXCESS OR (SHORTFALL)	\$ -	\$ 53,058	\$ 162,685
BOND PAYMENTS	0	0	0
BALANCE	\$ -	\$ 53,058	\$ 162,685
COUNTY APPRAISER & TAX COLLECTOR FEE	-	0	0
DISCOUNTS FOR EARLY PAYMENTS	-	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 53,058	\$ 162,685

Bank Balance As Of 6/30/26	\$ 206,728.10
Accounts Payable As Of 6/30/26	\$ 130,700.88
Accounts Receivable As Of 6/30/26	\$ 150,000.00
Total Available Funds As Of 6/30/26	\$ 226,027.22

Newfield Community Development District
Expenditures
October 2025 through June 2026

	Date	Num	Name	Memo	Amount
Expenditures					
01-1310 · Engineering					
	10/30/2025	21-10-10	Higgins Engineering Surveying LLC	Project: Engineering Services Oct 2025	292.50
	11/25/2025	08-20-13	Higgins Engineering Surveying LLC	Project: Engineering Services Nov 2025	627.50
	11/25/2025	21-10-11	Higgins Engineering Surveying LLC	Project: Engineering Services Nov 2025	875.00
	11/25/2025	21-10.3-10	Higgins Engineering Surveying LLC	Project: Engineering Services Nov 2025	625.00
	01/29/2026	21-10-12	Higgins Engineering Surveying LLC	Project: Engineering Services Jan 2026	250.00
	02/25/2026	21-10-13	Higgins Engineering Surveying LLC	Project: Engineering Services Jan 2026	3,000.00
	04/29/2026	21-10.3-11	Higgins Engineering Surveying LLC	Project: Engineering Services Apr 2026	250.00
	04/29/2026	21-10-15	Higgins Engineering Surveying LLC	Project: Engineering Services Apr 2026	125.00
	05/27/2026	21-10.3-12	Higgins Engineering Surveying LLC	Project: Engineering Services May 2026	375.00
	06/25/2026	21-10.3-13	Higgins Engineering Surveying LLC	Project: Engineering Services June 2026	195.00
Total 01-1310 · Engineering					6,615.00
01-1311 · Management Fees					
	10/31/2025	2025-1464	Special District Services, Inc	Management Oct 2025	3,372.00
	11/30/2025	2025-1587	Special District Services, Inc	Management Nov 2025	3,372.00
	12/31/2025	2025-1729	Special District Services, Inc	Management Dec 2025	3,372.00
	01/31/2026	2026-1864	Special District Services, Inc	Management Jan 2026	3,372.00
	02/28/2026	2026-1986	Special District Services, Inc	Management Feb 2026	3,372.00
	03/31/2026	2026-2103	Special District Services, Inc	Management March 2026	3,372.00
	04/30/2026	2026-2224	Special District Services, Inc	Management April 2026	3,372.00
	05/31/2026	2026-2378	Special District Services, Inc	Management May 2026	3,372.00
	06/30/2026	2026-2500	Special District Services, Inc	Management June 2026	3,372.00
Total 01-1311 · Management Fees					30,348.00
01-1313 · Website Fees					
	10/31/2025	2025-1464	Special District Services, Inc	Website Oct 2025	125.00
	11/30/2025	2025-1587	Special District Services, Inc	Website Nov 2025	125.00
	12/31/2025	2025-1729	Special District Services, Inc	Website Dec 2025	125.00
	01/31/2026	2026-1864	Special District Services, Inc	Website Jan 2026	125.00
	02/28/2026	2026-1986	Special District Services, Inc	Website Feb 2026	125.00
	03/31/2026	2026-2103	Special District Services, Inc	Website March 2026	125.00
	04/30/2026	2026-2224	Special District Services, Inc	Website April 2026	125.00
	05/31/2026	2026-2378	Special District Services, Inc	Website May 2026	125.00
	06/30/2026	2026-2500	Special District Services, Inc	Website June 2026	125.00
Total 01-1313 · Website Fees					1,125.00
01-1315 · Legal Fees					
	10/30/2025	3656007	Kutak Rock LLP	General Counsel thru Oct 2025	3,897.41
	11/25/2025	3671770	Kutak Rock LLP	General Counsel thru Nov 2025	3,064.50
	01/29/2026	3701455	Kutak Rock LLP	General Counsel thru Jan 2026	2,383.50
	02/27/2026	3715763	Kutak Rock LLP	General Counsel thru Feb 2026	2,872.00
	03/31/2026	3729391	Kutak Rock LLP	General Counsel thru March 2026	2,334.14

Newfield Community Development District
Expenditures
October 2025 through June 2026

	Date	Num	Name	Memo	Amount
	04/28/2026	3746147	Kutak Rock LLP	General Counsel thru April 2026	3,567.50
	05/28/2026	3761367	Kutak Rock LLP	General Counsel thru May 2026	3,566.00
Total 01-1315 · Legal Fees					21,685.05
01-1316 · Square Expense (credit card)					
	10/02/2025		Square, Inc	fees	89.00
	11/03/2025		Square, Inc	fees	89.00
	12/02/2025		Square, Inc	fees	89.00
	01/02/2026		Square, Inc	fees	89.00
	02/02/2026		Square, Inc	Square Restaurant Revenue	89.00
	03/03/2026		Square, Inc		178.00
	04/02/2026		Square, Inc		178.00
	05/04/2026		Square, Inc		178.00
	06/02/2026		Square, Inc		178.00
Total 01-1316 · Square Expense (credit card)					1,157.00
01-1317 · Sales Tax					
	12/29/2025	1310034	Jones Walker L.L.P.	Harvest House Sales Tax	3,807.50
	01/15/2026		Florida Department of Revenue	Sales tax for October - December 2025 (confirmation 920000594204)	481.70
	04/16/2026		Florida Department of Revenue	Sales tax for Jan - Mar 2026	756.80
	04/22/2026	53-8019965400-8	Florida Department of Revenue	Additional Tax Due Paid < Sales & Use Tax: Tax, Penalty, or Interest Due	1,734.67
Total 01-1317 · Sales Tax					6,780.67
01-1320 · Audit Fees					
	06/01/2026	29641	Grau And Associates	Final Audit Fee FY 24/25	5,600.00
Total 01-1320 · Audit Fees					5,600.00
01-1321 · Supervisor Fees					
	04/16/2026	PR 04.20.26		mtg 2025 (4/30, 5/28, & 10/29/25) ck date 4/20/26 (J. Read)	600.00
Total 01-1321 · Supervisor Fees					600.00
01-1322 · Payroll Expense					
	04/16/2026	PR 04.20.26		mtg 2025 (4/30, 5/28, & 10/29/25) ck date 4/20/26 (J. Read)	45.90
Total 01-1322 · Payroll Expense					45.90
01-1323 · Utilities (Water)					
	01/09/2026	135160-80760	MARTIN COUNTY UTILITIES	Account Number: 135160-80760SERVICE PERIOD:12/23/2025 - 01/07/2026	290.90
	01/09/2026	135160-80761	MARTIN COUNTY UTILITIES	Account Number: 135160-80761SERVICE PERIOD:12/23/2025 - 01/07/2026	459.40
	05/08/2026	135160-80760	MARTIN COUNTY UTILITIES	Account Number: 135160-80760SERVICE PERIOD: 4/6/2026 05/06/2026	49.21
	05/08/2026	135160-80761	MARTIN COUNTY UTILITIES	Account Number: 135160-80761SERVICE PERIOD: 4/6/2026 05/06/2026	84.19
	06/05/2026	135160-80761	MARTIN COUNTY UTILITIES	Account Number: 135160-80761SERVICE PERIOD: 5/6/2026 - 06/03/2026	126.15
	06/05/2026	135160-80760	MARTIN COUNTY UTILITIES	Account Number: 135160-80760SERVICE PERIOD: 5/6/2026 - 06/03/2026	77.30
Total 01-1323 · Utilities (Water)					1,087.15
01-1332 · Pet Waste Mgmt					
	03/31/2026	I5400166	DoodyCalls of the Treasure Coast, FL	Admiral PWS- Roll Style SoldPet Waste Station Installation	2,250.00
	04/01/2026	I5400170	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	04/01/2026	I5400169	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00

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04/01/2026	I5400171	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/01/2026	I5400172	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/08/2026	I5400190	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/08/2026	I5400192	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/08/2026	I5400189	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/08/2026	I5400191	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/15/2026	I5400207	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/15/2026	I5400208	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/15/2026	I5400209	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/15/2026	I5400210	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/22/2026	I5400235	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/22/2026	I5400233	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/22/2026	I5400232	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/22/2026	I5400234	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/29/2026	I5400255	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/29/2026	I5400253	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/29/2026	I5400254	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
04/29/2026	I5400252	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/06/2026	I5400276	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/06/2026	I5400278	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/06/2026	I5400275	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/13/2026	I5400295	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/13/2026	I5400297	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/13/2026	I5400296	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/13/2026	I5400298	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/20/2026	I5400316	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	21.80
05/20/2026	I5400317	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/20/2026	I5400318	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/27/2026	I5400347	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/27/2026	I5400348	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
05/27/2026	I5400349	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/03/2026	I5400372	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/03/2026	I5400373	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/03/2026	I5400371	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/03/2026	I5400374	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/10/2026	I5400397	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/10/2026	I5400396	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/10/2026	I5400398	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/10/2026	I5400399	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/17/2026	I5400422	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
06/17/2026	I5400423	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00

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	06/17/2026	I5400421	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	06/17/2026	I5400420	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	06/24/2026	I5400451	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	06/24/2026	I5400450	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	06/24/2026	I5400448	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	06/24/2026	I5400449	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	06/29/2026	I5400466	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
Total 01-1332 · Pet Waste Mgmt					3,006.80
01-1333 · Security Services					
	05/01/2026	NCDD05012026	Tact Tech Security Solutions LLC	Security Services 03/09- 03/31 04/01 - 04/30	13,514.56
	05/18/2026	NCDD05152026	Tact Tech Security Solutions LLC	Security Services 05/01 - 05/15	3,746.14
	06/22/2026	NCDD06152026	Tact Tech Security Solutions LLC	Security Services 06/01 - 06/15	3,746.14
Total 01-1333 · Security Services					21,006.84
01-1450 · Insurance					
	10/01/2025	30038	Egis Insurance & Risk Advisors, LLC	Policy #100125787 10/01/2025-10/01/2026Florida Insurance Alliance	39,250.00
	05/18/2026	32422	Egis Insurance & Risk Advisors, LLC	Policy #100125787 10/01/2025-10/01/2026Florida Insurance Alliance	72.00
Total 01-1450 · Insurance					39,322.00
01-1480 · Legal Advertisements					
	10/31/2025	0007406107	Gannett Florida LocaliQ	FY 25/26 Mtg Schedule	141.16
	11/30/2025	0007454525	Gannett Florida LocaliQ	REVISED FY 25/26 Mtg Schedule	139.20
	01/31/2026	0007552452	USA TODAY Media Corp	Notice of Reg Board Mtg	135.28
	02/28/2026	0007597774	USA TODAY Media Corp	Notice of Reg Board Mtg	135.28
	03/31/2026	0007645832	USA TODAY Media Corp	Notice of Rule Development	82.36
	04/30/2026	0007689477	USA TODAY Media Corp	Notice of Rulemaking Rule 2026-1	219.56
	04/30/2026	0007689477	USA TODAY Media Corp	Notice of Reg Board Mtg	135.28
	05/31/2026	0007735248	USA TODAY Media Corp	Notice of Reg Board Mtg	135.28
	06/30/2026	0007780139	USA TODAY Media Corp	Notice of Rule Development (2026-1)	215.68
Total 01-1480 · Legal Advertisements					1,339.08
01-1512 · Miscellaneous					
	11/30/2025	2025-1587	Special District Services, Inc	Conference Calls Oct 2025	5.08
	11/30/2025	2025-1587	Special District Services, Inc	Travel Oct 2025	29.40
	12/31/2025	2025-1729	Special District Services, Inc	Conference Calls Nov 2025	17.71
	02/28/2026	2026-1986	Special District Services, Inc	Travel Jan 2026	24.65
	03/31/2026	2026-2103	Special District Services, Inc	Conference Calls Feb 2026	4.07
	03/31/2026	2026-2103	Special District Services, Inc	Travel Feb 2026	26.10
	04/16/2026	PR 04.20.26		mtg 2025 (4/30, 5/28, & 10/29/25) ck date 4/20/26 (J. Read)	50.85
	06/05/2026	INV-0000073983	DynaFire, LLC	Annual Contracted Services Beginning 03/01/2026	780.00
	06/08/2026	SO270071	DynaFire, LLC	Fire Alarm Test and Inspection	282.00
	06/30/2026	2026-2500	Special District Services, Inc	Conference Calls May 2026	4.18
	06/30/2026	2026-2500	Special District Services, Inc	Travel May 2026	26.10
Total 01-1512 · Miscellaneous					1,250.14

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	Date	Num	Name	Memo	Amount
01-1513 · Postage and Delivery					
	10/31/2025	2025-1464	Special District Services, Inc	FedEx Sept 2025	34.06
	01/31/2026	2026-1864	Special District Services, Inc	FedEx Dec 2025	-17.03
	02/28/2026	2026-1986	Special District Services, Inc	Postage Jan 2026	2.96
	03/31/2026	2026-2103	Special District Services, Inc	FedEx Feb 2026	54.81
	06/30/2026	2026-2500	Special District Services, Inc	FedEx May 2026	28.27
Total 01-1513 · Postage and Delivery					103.07
01-1514 · Office Supplies					
	10/31/2025	2025-1464	Special District Services, Inc	Copier Sept 2025	181.05
	10/31/2025	2025-1464	Special District Services, Inc	Meeting Books Sept 2025	24.00
	11/30/2025	2025-1587	Special District Services, Inc	Copier Oct 2025	117.30
	11/30/2025	2025-1587	Special District Services, Inc	Meeting Books Oct 2025	24.00
	12/31/2025	2025-1729	Special District Services, Inc	Copier Nov 2025	1.65
	01/31/2026	2026-1864	Special District Services, Inc	Copier Dec 2025	1.80
	02/28/2026	2026-1986	Special District Services, Inc	Copier Jan 2026	3.15
	03/31/2026	2026-2103	Special District Services, Inc	Copier Feb 2026	752.40
	03/31/2026	2026-2103	Special District Services, Inc	Meeting Books Feb 2026	24.00
	04/30/2026	2026-2224	Special District Services, Inc	Credit February Copier & Copier Charges March 2026	-512.85
	05/31/2026	2026-2378	Special District Services, Inc	Copier April 2026	5.40
	06/30/2026	2026-2500	Special District Services, Inc	Copier May 2026	264.45
	06/30/2026	2026-2500	Special District Services, Inc	Meeting books May 2026	28.00
Total 01-1514 · Office Supplies					914.35
01-1540 · Dues, License & Subscriptions					
	10/01/2025	93517	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 01-1540 · Dues, License & Subscriptions					175.00
01-1550 · Trustee Fees (GF)					
	05/22/2026	8198040	U.S. Bank TTEE	Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027	4,246.25
Total 01-1550 · Trustee Fees (GF)					4,246.25
01-1776 · Fireworks Display					
	01/05/2026	0000645	Explosive Touch Enterprises, LLC	DEPOSITProfessional Fireworks Display & PYRO ServicesProfessional Fireworks Display on July 3rd,...	10,000.00
	06/18/2026	0000707	Explosive Touch Enterprises, LLC	Professional Fireworks Display & PYRO ServicesProfessional Fireworks Display on July 3rd, 2026	10,000.00
Total 01-1776 · Fireworks Display					20,000.00
01-1801 · Landscaping (GF)					
	10/21/2025	111684	GRASSHOPPER'S LANDSCAPING & DESIGN, INC	Weed Farm Area Around Planters / Hand Picked and Vinegar Applied (3) Bags of Crosscheck	1,100.00
	10/31/2025	111520	GRASSHOPPER'S LANDSCAPING & DESIGN, INC	Weed Farm Area Around Planters / Hand Picked and Vinegar Applied (3) Bags of Crosscheck	3,151.00
	11/01/2025	111658	GRASSHOPPER'S LANDSCAPING & DESIGN, INC	Monthly Maintenance Service - Farm Nov 2025 Maintenance at the KC Silo New Areas added 9/1/25	23,055.00
	11/06/2025	111695	GRASSHOPPER'S LANDSCAPING & DESIGN, INC	Plant Material in Beds at Corner by Lot 23 and across street Ice Pink Oleander Bags of Mulch	670.00
Total 01-1801 · Landscaping (GF)					27,976.00
01-1802 · Lawn Maintenance					
	12/05/2025	1701	Heath Beimly Services LLC	Bush hog mowing, zero turn mowing, string trimming and trashremoval on the R.O.W.	8,700.00
Total 01-1802 · Lawn Maintenance					8,700.00

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	Date	Num	Name	Memo	Amount
01-1807 · Lake Maintenance					
	11/29/2025	J112925-3	Lake and Preserve Management, Inc	Spray treatment, trash removal and skimmed floating vegetation	475.00
	02/01/2026	J020126-108	Lake and Preserve Management, Inc	February 2026 Monthly Lake Maintenance	275.00
	03/01/2026	J030126-73	Lake and Preserve Management, Inc	February 2026 Monthly Lake Maintenance	275.00
	03/10/2026	31516	EW Consultants, Inc	2081.00:Lump 2081.00:Lump	12,000.00
	04/01/2026	J040126-60	Lake and Preserve Management, Inc	April 2026 Monthly Lake Maintenance	275.00
	04/07/2026	31600	EW Consultants, Inc	Maintenance Control of InvasiveSpecies Trail Maintenance	12,000.00
	05/01/2026	J050126-63	Lake and Preserve Management, Inc	May 2026 Monthly Lake Maintenance	275.00
	06/01/2026	J060126-76	Lake and Preserve Management, Inc	June 2026 Monthly Lake Maintenance	275.00
Total 01-1807 · Lake Maintenance					25,850.00
01-1812 · Signs					
	06/12/2026	6908	Top Flite Signs and Graphics of Boynton B	OPTION 2 WOODGRAIN TEXTURE BACKGROUND	1,164.98
	06/24/2026	20484	Design A Sign	18"x12" Alligator signs - MaxMetal printed 1 side	600.90
	06/29/2026	6971	Top Flite Signs and Graphics of Boynton B	Additional lumber	284.82
Total 01-1812 · Signs					2,050.70
01-1814 · Electricity/Power (FPL)					
	10/02/2025	70751-31271	FPL #1271	For: Sep 19, 2025 to Oct 2, 2025 (13 days)	304.71
	10/02/2025	77396-21345	FPL #1345	For: Sep 22, 2025 to Oct 2, 2025 (10 days)	1,836.54
	11/01/2025	70751-31271	FPL #1271	For: Oct 2, 2025 to Nov 1, 2025 (30 days)	877.00
	11/01/2025	77396-21345	FPL #1345	For: Oct 2, 2025 to Nov 1, 2025 (30 days)	515.37
	12/01/2025	70751-31271	FPL #1271	For: Nov 1, 2025 to Dec 1, 2025 (30 days)	765.00
	12/01/2025	77396-21345	FPL #1345	For: Nov 1, 2025 to Dec 1, 2025 (30 days)	441.23
	01/02/2026	77396-21345	FPL #1345	For: Dec 1, 2025 to Jan 2, 2026 (32 days)	665.49
	01/02/2026	70751-31271	FPL #1271	For: Dec 1, 2025 to Jan 2, 2026 (32 days)	828.56
	02/02/2026	70751-31271	FPL #1271	For: Jan 2, 2026 to Feb 2, 2026 (31 days)	783.25
	02/02/2026	77396-21345	FPL #1345	For: Jan 2, 2026 to Feb 2, 2026 (31 days)	767.00
	03/03/2026	70751-31271	FPL #1271	For: Feb 2, 2026 to Mar 3, 2026 (29 days)	724.29
	03/03/2026	77396-21345	FPL #1345	For: Feb 2, 2026 to Mar 3, 2026 (29 days)	746.97
	04/01/2026	77396-21345	FPL #1345	For: Mar 3, 2026 to Apr 1, 2026 (29 days)	562.95
	04/01/2026	70751-31271	FPL #1271	For: Mar 3, 2026 to Apr 1, 2026 (29 days)	796.71
	05/01/2026	77396-21345	FPL #1345	For: Apr 1, 2026 to May 1, 2026 (30 days)	655.76
	05/01/2026	70751-31271	FPL #1271	For: Apr 1, 2026 to May 1, 2026 (30 days)	796.38
	06/01/2026	77396-21345	FPL #1345	For: May 1, 2026 to Jun 1, 2026 (31 days)	544.12
	06/01/2026	70751-31271	FPL #1271	For: May 1, 2026 to Jun 1, 2026 (31 days)	933.00
Total 01-1814 · Electricity/Power (FPL)					13,544.33
01-1815 · Miscellaneous Maintenance					
	10/07/2025	692	Randy's Holiday Lighting	Tracked aerial lift equipment with 75' reach	1,500.00
	11/10/2025	23-54 O&M	Tradition Community Development District	Juise Mobility Inc. Invoice #1250727001A \$9140.00 - Tradition CDD Paid in Full	9,140.00
	11/17/2025	48681	Louie's Air Conditioning Service, Inc	Cleared and ran maintenance on all4 systems. All systems are cooling fine at thistime.	375.00
	11/23/2025	INV-5FA6D	OTORIDE LLC FZ	CDD App Set Up Fee	4,000.00
	12/02/2025	24347	Go Local Electric, LLC	Labor and Materials for electrical work as follows: Bid Job per Proposal # 692 option 2 Remove 1...	2,830.00

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	12/03/2025	24439	Go Local Electric, LLC	Labor and Materials for electrical work as follows: Opened up panel and take covers off. Remove ...	435.00
	12/05/2025	111868	GRASSHOPPER'S LANDSCAPING & DESIGN, INC	Remove and Replace Pavers for CableInstallation	450.00
	12/11/2025	48814	Louie's Air Conditioning Service, Inc	Used nitrogen to clear condensingle. Float switch was full of water.Cleared out line and vacuu...	175.00
	12/11/2025	48901	Louie's Air Conditioning Service, Inc	Cleared drain line, put cap inemergency drain pan that wasmissing. Also found water in light ofw...	150.00
	12/11/2025	35809	Hill Audio Visual LLC	SOUND SYSTEM Presentation Laptop Computer- background music	1,078.00
	01/26/2026	24546	Go Local Electric, LLC	Removed GFCI outlet and replaced with 50amp 240 volt outlet.Rewired breaker in panel to 240V.	394.00
	01/28/2026	48910	Louie's Air Conditioning Service, Inc	Installed a new condensate pump and system is draining at this time.	425.00
	03/19/2026	24894	Go Local Electric, LLC	Troubleshoot 14 bollard lights not working due to circuits #9 and #16 tripping.Traced out wires ...	1,550.00
	03/24/2026	35889	Hill Audio Visual LLC	SOUND SYSTEM LARGE Large speakers WIRELESS HANDHELD MICROPHONE	1,575.35
	03/24/2026	26182	Port St. Lucie Plumbing Inc	Snaked main drain line fromexterior cleanout located insidewalk area adjacent to river. Rancable...	450.00
	04/14/2026	NF104026	Anchor Fitness and Performance	Evening Yoga-lates	400.00
	04/29/2026	136056	HW Automation Inc	TV/Audio Equipment	2,475.00
	05/15/2026	070987	All Phase Roofing, Inc.	Remove and cut out tongue and grove soffit that was removedby the Bee Company. Install new 5 1/4...	1,675.00
Total 01-1815 · Miscellaneous Maintenance					29,077.35
01-1816 · Trash Removal					
	11/25/2025	0140575-0290-9	WASTE MANAGEMENT INC. OF FLORIDA	Service Period: 12/01/25-12/31/25	544.15
	12/29/2025	0147036-0290-5	WASTE MANAGEMENT INC. OF FLORIDA	Service Period: 01/01/26-01/31/26	813.17
	01/27/2026	0151318-0290-0	WASTE MANAGEMENT INC. OF FLORIDA	Service Period: 02/01/26-02/28/26	532.60
	04/24/2026	0167420-0290-6	WASTE MANAGEMENT INC. OF FLORIDA	Service Period: 05/01/26-05/31/26	602.52
	05/26/2026	0171859-0290-9	WASTE MANAGEMENT INC. OF FLORIDA	Service Period: 06/01/26-06/30/26	480.21
	06/30/2026	0179685-0290-0	WASTE MANAGEMENT INC. OF FLORIDA	Service Period: 07/01/26-07/31/26	483.07
Total 01-1816 · Trash Removal					3,455.72
01-1817 · Fountain Maintenance					
	01/05/2026	13717	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service -December 2025	800.00
	01/25/2026	13823	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service -January 2026	800.00
	02/25/2026	14053	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service -January 2026	800.00
	03/25/2026	14285	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service -March	800.00
	04/23/2026	14558	H2O Perfection Inc.	Cartridge Replace cartridge filter for the fountain	197.95
	04/25/2026	14503	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service -April 2026	800.00
	05/25/2026	14744	H2O Perfection Inc.	Monthly Service Fountain Maintenance Service - May 2026	800.00
	06/25/2026	14998	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service - June 2026	800.00
Total 01-1817 · Fountain Maintenance					5,797.95
01-1818 · Pest Control					
	10/29/2025	3614	Blake Pest Control Inc.	EOM pest and rodent control 10/12/2/4/6/8 Inside of amenity Center added Oct 2025	435.00
	12/29/2025	3705	Blake Pest Control Inc.	Every other month, pest and rodent controlDec 2025	435.00
	02/26/2026	3800	Blake Pest Control Inc.	Every other month, pest and rodent controlDec 2025	385.00
	04/20/2026	3893	Blake Pest Control Inc.	Added four rodent bait boxes to original contract per Chad\$30x4 \$120 +\$385April Service 2026	505.00
	06/18/2026	3994	Blake Pest Control Inc.	Every other month perimeter Pest Control 8 rodent bait boxes inspected, and filled	505.00
Total 01-1818 · Pest Control					2,265.00
01-1820 · E-Bike Operations					
	01/01/2026	4172	Slidr	E-bike Operations Monthly Management - Dec 2025	3,500.00

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01/01/2026	4174	Slidr	E-bike Operations Monthly Management - February 2026	3,500.00
01/31/2026	13111	Sprockets Adventure, Inc	Invoice # 13111 - E-BIKES	1,240.00
02/01/2026	4170	Slidr	E-bike Operations Monthly Management - February 2026	3,500.00
02/26/2026	13242	Sprockets Adventure, Inc	Invoice # 13242 - E-BIKES50% DOWN PAYMENT	5,276.22
02/28/2026	13169	Sprockets Adventure, Inc	Miscellaneous Charge: Built 9 new E-Bikes Miscellaneous Charge: February 2026 Storage	2,600.00
03/01/2026	4177	Slidr	E-bike OperationsMonthly Management - March	3,500.00
03/14/2026	13243	Sprockets Adventure, Inc	Sky Blue Wrap, 12 Bikes (design time, film, decals, wrap & installation) 50% Balance Due	5,276.22
03/31/2026	13220	Sprockets Adventure, Inc	Miscellaneous Charge: Built 2 new E-Bikes	1,970.00
04/01/2026	4180	Slidr	E-bike Operations Monthly Management - April 2026	3,500.00
04/30/2026	13311	Sprockets Adventure, Inc	Miscellaneous Charge: Built last new E-Bike Retrieval: Monday - Friday. April 13	2,560.00
05/01/2026	4183	Slidr	E-bike OperationsMonthly Management - May 2026	3,500.00
05/30/2026	13364	Sprockets Adventure, Inc	Miscellaneous Charge: New Rack Materials (metal, anchors, screws).May 2026	2,660.00
06/01/2026	4188	Slidr	E-bike Operations Monthly Management - June 2026	3,500.00
06/30/2026	13496	Sprockets Adventure, Inc	NewField E-Bike Retrival / Trips: June 4: 3 E-Bikes from Storage to Newfield. June 22: 4 bikes	910.00
Total 01-1820 · E-Bike Operations				46,992.44
01-1902 · Havest House Cleaning Services				
11/02/2025	8245	Charles Cleaning Services LLC	For Services Rendered - Newfield Harvest House (Nov 2025)	3,820.00
11/30/2025	8258	Charles Cleaning Services LLC	For Services Rendered - Newfield Harvest House Nov 2025	1,200.00
12/30/2025	8271	Charles Cleaning Services LLC	12/01/2025-12/31/2025- Contracted Cleaning Services	1,200.00
02/04/2026	INV-0009	Charles Cleaning Services LLC	Contracted Cleaning 01/01/2026-01/31/2026-	1,200.00
03/09/2026	INV-0011	Charles Cleaning Services LLC	Contracted Cleaning Services 02/01/2026-02/28/2026	1,800.00
04/01/2026	INV-0032	Charles Cleaning Services LLC	March 2026- Contracted Cleaning ServicesContracted Cleaning Services 03/01/2026-03/31/2026	1,480.00
05/01/2026	INV-0041	Charles Cleaning Services LLC	Jam FestStaff Coverage- 4/22/26 & 4/23/2026Contracted Cleaning 04/01/2026-04/30/2026	1,720.00
05/31/2026	INV-0047	Charles Cleaning Services LLC	Contracted Cleaning 05/01/2026-05/31/2026 Jam Fest 05/13/2026- Staff Coverage	1,560.00
Total 01-1902 · Restaurant Cleaning Services				13,980.00
01-1903 · Mgmt Fee- Harvest House				
11/01/2025	2024	OnVie LLC	December 2025 Harvest HouseOperations	2,500.00
12/01/2025	2111	OnVie LLC	Monthly Retail Management Fee(Harvest House)	2,500.00
01/01/2026	2228	OnVie LLC	Feb 2026 Monthly Retail Management Fee(Harvest House)	2,500.00
02/01/2026	2306	OnVie LLC	Monthly Retail Mgmt Fee (Harvest House)	2,500.00
03/01/2026	2362	OnVie LLC	Monthly Retail Management Fee (Harvest House)	2,500.00
04/01/2026	2542	OnVie LLC	Monthly Retail Management Fee (Harvest House)	2,500.00
06/01/2026	2661	OnVie LLC	Monthly Retail Management Fee(Harvest House)June 2026	2,500.00
Total 01-1903 · Mgmt Fee- Harvest House				17,500.00
01-1904 · Mgmt Fee-Lifestyle Director				
11/01/2025	2025	OnVie LLC	December Lifestyle Management Fee	5,500.00
12/01/2025	2112	OnVie LLC	Lifestyle + Communications Management Dec 2025	5,500.00
01/01/2026	2230	OnVie LLC	Lifestyle + CommunicationsManagement (Jan 2026)	5,500.00
02/01/2026	2307	OnVie LLC	Lifestyle + CommunicationsManagement	5,500.00
03/01/2026	2363	OnVie LLC	Monthly Lifestyle Management Fee (Lifestyle Director)	5,500.00
04/01/2026	2543	OnVie LLC	Monthly Lifestyle Management Fee (Lifestyle Director)	5,500.00

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	06/01/2026	2778	OnVie LLC	Lifestyle + CommunicationsManagement	5,500.00
	06/01/2026	2662	OnVie LLC	Lifestyle + CommunicationsManagement June 2026	5,500.00
Total 01-1904 · Mgmt Fee-Lifestyle Director					44,000.00
01-1905 · Payroll- Lifestyle Director					
	10/29/2025	1998	OnVie LLC	NOVEMBER 2025 Pre-pay Payroll -LIFESTYLE DIRECTOR (2 Pay Periods)+ Past Due Payroll - October (S...	8,546.95
	11/20/2025	2072	OnVie LLC	DECEMBER 2025 Pre-pay Payroll -LIFESTYLE DIRECTOR (2 Pay Periods)	8,200.00
	12/16/2025	2167	OnVie LLC	Passthrough PayrollJAN 2025	8,600.00
	12/16/2025	2167	OnVie LLC	Passthrough DEC 2025	4,100.00
	01/26/2026	2318	OnVie LLC	Feb 2025 Pre-pay Payroll - LIFESTYLEDIRECTOR (2 Pay Periods)	8,900.00
	02/28/2026	2435	OnVie LLC	Mar 2026 Pre-pay Payroll - LIFESTYLEDIRECTOR (2 Pay Periods)	8,900.00
	03/20/2026	2502	OnVie LLC	April 2026 Pre-pay Payroll - LIFESTYLE	8,900.00
	04/30/2026	2623	OnVie LLC	May 2026 Pre-pay Payroll - LIFESTYLE DIRECTOR (2 Pay Periods)	8,900.00
	06/01/2026	2844	OnVie LLC	June 2026 Pre-pay Payroll LIFESTYLE DIRECTOR (2 Pay Periods)	8,900.00
	06/02/2026	2845	OnVie LLC	July 2026 Pre-pay Payroll - LIFESTYLE DIRECTOR (2 Pay Periods)	8,900.00
Total 01-1905 · Payroll- Lifestyle Director					82,846.95
01-1906 · Payroll- Harvest House					
	10/29/2025	1998	OnVie LLC	NOVEMBER 2025 Pre-pay Payroll -HARVEST HOUSE (2 Pay Periods) + Past Due Payroll - October (See B...	4,346.95
	11/20/2025	2072	OnVie LLC	DECEMBER Pre-pay Payroll -HARVEST HOUSE (2 Pay Periods)	4,000.00
	12/16/2025	2167	OnVie LLC	Passthrough PayrollJAN 2025	4,000.00
	12/16/2025	2167	OnVie LLC	Passthrough DEC 2025	2,000.00
	01/26/2026	2318	OnVie LLC	Feb Pre-pay Payroll - HARVESTHOUSE (2 Pay Periods)	4,600.00
	02/28/2026	2435	OnVie LLC	Mar 2026 Pre-pay Payroll - HARVESTHOUSE (2 Pay Periods)	4,600.00
	03/20/2026	2502	OnVie LLC	April 2026 Pre-pay Payroll - HARVESTHOUSE (2 Pay Periods)	4,600.00
	04/30/2026	2623	OnVie LLC	May 2026 Pre-pay Payroll - HARVEST HOUSE (2 Pay Periods)	4,600.00
	06/01/2026	2844	OnVie LLC	June 2026 Pre-pay Payroll - HARVEST HOUSE (2 Pay Periods)	4,600.00
	06/02/2026	2845	OnVie LLC	July 2026 Pre-pay Payroll - HARVEST HOUSE (2 Pay Periods)	4,600.00
Total 01-1906 · Payroll- Harvest House					41,946.95
01-1907 · Credit Card Processing Fee					
	10/31/2025	2052	OnVie LLC	Credit Card Processing Fee	1,868.14
	10/31/2025	2053	OnVie LLC	Credit Card Processing Fee	40.64
	11/30/2025	2115	OnVie LLC	Credit Card Processing Fee	76.92
	11/30/2025	2118	OnVie LLC	Credit Card Processing Fee	1,227.74
	12/11/2025	2152	OnVie LLC	Credit Card Processing Fee	70.62
	12/11/2025	2151	OnVie LLC	Credit Card Processing Fee	474.42
	12/24/2025	2247	OnVie LLC	10% Fee	837.54
	12/31/2025	2262	OnVie LLC	10% Fee	144.57
	01/29/2026	2334	OnVie LLC	10% Fee	91.13
	01/29/2026	2333	OnVie LLC	10% Fee	717.41
	02/27/2026	2420	OnVie LLC	10% Fee	43.59
	02/27/2026	2418	OnVie LLC	10% Fee	69.49
	02/27/2026	2419	OnVie LLC	10% Fee	325.28

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	Date	Num	Name	Memo	Amount
	02/27/2026	2421	OnVie LLC	10% Fee	124.55
	03/31/2026	2580	OnVie LLC	10% Fee	297.47
	03/31/2026	2579	OnVie LLC	10% Fee	392.07
	03/31/2026	2583	OnVie LLC	10% Fee	212.36
	03/31/2026	2582	OnVie LLC	10% Fee	24.48
	04/09/2026	2581	OnVie LLC	10% Fee	342.84
	04/30/2026	2697	OnVie LLC	10% Fee	667.36
	04/30/2026	2696	OnVie LLC	10% Fee	87.34
Total 01-1907 · Credit Card Processing Fee					8,135.96
01-1908 · Programming + Event Expenses					
	10/31/2025	2052	OnVie LLC	Programming + Event Expenses	18,681.39
	10/31/2025	2053	OnVie LLC	Programming + Event Expenses	406.39
	11/30/2025	2115	OnVie LLC	Programming + Event Expenses	769.23
	11/30/2025	2118	OnVie LLC	Programming + Event Expenses	12,277.39
	12/11/2025	2152	OnVie LLC	December 1-10 reimbursements (SeeBackup)	706.22
	12/11/2025	2151	OnVie LLC	December 1-10 reimbursements (SeeBackup)	4,744.23
	12/24/2025	2247	OnVie LLC	December 11-23 reimbursements (SeeBackup)	8,375.37
	12/31/2025	2262	OnVie LLC	December 11-31 reimbursements (SeeBackup)	1,445.74
	01/29/2026	2334	OnVie LLC	January 1-27 reimbursements (SeeBackup) Harvest House	911.34
	01/29/2026	2333	OnVie LLC	January 1-27 reimbursements (SeeBackup)	7,174.12
	02/27/2026	2420	OnVie LLC	January 28-31 reimbursements (SeeBackup) Harvest House	435.85
	02/27/2026	2418	OnVie LLC	January 28-31 reimbursements (SeeBackup)	694.88
	02/27/2026	2419	OnVie LLC	Feb 1-15 reimbursements (SeeBackup)	3,252.80
	02/27/2026	2421	OnVie LLC	February 1-26 reimbursements (SeeBackup) Harvest House	1,245.51
	03/31/2026	2580	OnVie LLC	March reimbursements (See Backup)	2,974.72
	03/31/2026	2579	OnVie LLC	Feb 16-28 reimbursements (See Backup)	3,920.70
	03/31/2026	2583	OnVie LLC	March reimbursements (See Backup) - Harvest House	2,123.58
	03/31/2026	2582	OnVie LLC	February Remaining reimbursements (See Backup) - Harvest House	244.80
	04/09/2026	2581	OnVie LLC	April 1-5 reimbursements (See Backup)	3,428.40
	04/30/2026	2697	OnVie LLC	April reimbursements (See Backup) - Lifestyle	6,673.62
	04/30/2026	2696	OnVie LLC	Harvest House April Expenses	873.42
Total 01-1908 · Programming + Event Expenses					81,359.70
01-1920 · Special Events					
	10/02/2025	RG2583428	Swank Motion Pictures, Inc.	THE POLAR EXPRESS Widescreen DVDShow Dates: 12/18/25 to 12/18/25	905.00
	10/16/2025	000031	Ami's Sour Leaf	HEARTH BREAD LUCIE Cottage Loaf	881.55
	10/17/2025	000924	WLA Photography	Newfield Founders Cocktail Reception 5.30PM-6.30PM 1h Event Photography	275.00
	11/18/2025	NF1011025	Anchor Fitness and Performance	Mixed Level Yoga Kids' Farm Fitness	620.00
	11/22/2025	122005	Earthtones Presents, LLC	12/20/25: Ryan Owens @ Green MarketThis includes performer fee and booking fee	275.00
	11/22/2025	120525	Earthtones Presents, LLC	12/05/25: Burnt Biscuit @ Friday Night Farm JamThis includes performer fee, booking fee and insu...	1,205.00
	12/02/2025	20251266	Nosh and Natter, LLC	Flower Workshop Cornucopias Fee Class outside studio	1,050.00
	12/05/2025	NF1012025	Anchor Fitness and Performance	Mixed Level Yoga Kids' Farm Fitness	500.00

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Date	Num	Name	Memo	Amount
12/05/2025	2990	Great Big Trivia LLC	Monthly Bundle (@ \$275) Private Event Karaoke Private Event Music Bingo Private Event Trivia	825.00
12/06/2025	12062025	Newman Co, LLC	50 Holiday Wine Walk	1,669.50
12/10/2025	010226	Earthtones Presents, LLC	01/02/26: Dottie Kelly & Rock The House Band @Friday Night Farm Jam This includes performer fee,...	825.00
12/10/2025	011726	Earthtones Presents, LLC	01/17/26: David Goodman @ Green MarketThis includes performer fee and booking fee	275.00
12/15/2025	000967	WLA Photography	1h Event Photography	275.00
12/15/2025	000966	WLA Photography	1h Event Photography	275.00
12/18/2025	5361	PARTYFLIX	23ft Inflatable Screen (Projector, Speakers, DVD/BluRay player, 3-hours) Popcorn Machine (popco...	1,381.73
12/23/2025	2025-8159	Gepp of Ri, LLC	MEDAL Tortoise trot 5k 3" 3.5mmdouble sided MOLD CHARGE	656.25
12/23/2025	001	Daniel Cedeno	INVOICE FOR CATERING SERVICES Omelettes on the trail Event01/31/26	300.00
12/23/2025	002	Daniel Cedeno	INVOICE FOR CATERING SERVICES Burgers and Brews Event01/27/2026	300.00
12/27/2025	003	Daniel Cedeno	INVOICE FOR CATERING SERVICES Tasting at Newfield Market01/17/26	300.00
01/04/2026	20260104	Birding with David Simpson, LLC	Full Moon Owl Prowl	125.00
01/07/2026	000974	WLA Photography	1h Event Photography Service date January 17, 2026	275.00
01/07/2026	000975	WLA Photography	2h Event PhotographyService date January 11, 2026	400.00
01/08/2026	NF101026	Anchor Fitness and Performance	Evening Yoga-lates	490.00
01/10/2026	20261016	Nosh and Natter, LLC	Flower Bar Experience Delivery, Installation and Service Fee	875.00
01/14/2026	000046	Ami's Sour Leaf	Class Sourdough Starter 101 & SconeAt capacity. 12 participants.	611.40
01/14/2026	000981	WLA Photography	1 H Event Photography	275.00
01/15/2026	004	Daniel Cedeno	INVOICE FOR CATERING SERVICES Chef Demo on02/05/26	300.00
01/20/2026	RG2687562	Swank Motion Pictures, Inc.	RATATOUILLE Widescreen DVD Show Dates: 02/27/26 to 02/27/26	655.00
01/21/2026	NF FEB 2026	Earthtones Presents, LLC	02/06/26: Chemistry @ Friday Night Farm Jam(This includes performer fee, booking fee andinsurance)	1,380.00
01/27/2026	20261013	Nosh and Natter, LLC	Box of Assorted Daisy's Box Assorted eucalyptus	288.00
01/27/2026	005	Daniel Cedeno	INVOICE FOR CATERING SERVICES Market Tasting Drop Off02/20/26	300.00
02/02/2026	007	Daniel Cedeno	INVOICE FOR CATERING SERVICES Newfield Farmers Market Tasting03/21/26	300.00
02/02/2026	006	Daniel Cedeno	INVOICE FOR CATERING SERVICES Deviled Egg Hands on Class03/31/26	300.00
02/02/2026	000996	WLA Photography	1h Event Photography Service date February 8, 2026	275.00
02/02/2026	000995	WLA Photography	2 H Event Photography	400.00
02/02/2026	000994	WLA Photography	1h Event Photography PDF created February 9, 2026 \$275.00 Service date February 21, 2026	275.00
02/04/2026	008	Daniel Cedeno	INVOICE FOR CATERING SERVICES Newfield Beet Glaze Class02/05/2026	380.00
02/05/2026	NF102026	Anchor Fitness and Performance	Evening Yoga-lates	290.00
02/09/2026	2186	Marathon Fresh Eatz	GAME DAY BRUNCH CATERING 40	625.00
02/11/2026	282013-000810	Sparkle Events and Entertainment Inc.	Face Paint	2,312.50
02/13/2026	1297	Bougie Boards Charcuterie LLC	Charcuterie Mini-Cups	150.00
02/13/2026	1297	Bougie Boards Charcuterie LLC	Charcuterie Mini-Cups	150.00
02/14/2026	001	Spark By The Sea	Bracelet, 3 Charms	600.00
02/18/2026	282013-000823	Sparkle Events and Entertainment Inc.	Gratuity	319.40
02/21/2026	NF MAR 2026	Earthtones Presents, LLC	03/06/26: The Copy Catz @ Friday Night Farm Jam(This includes performer fee, booking fee andinsu...	1,272.00
02/23/2026	2026-112	Santa by Scott	The Easter Bunny April 3, 2026 4:30-7:30 PM	400.00
02/27/2026	5423	PARTYFLIX	23ft Crowd Pleaser Inflatable Screen 23ft Inflatable Screen (Projector, Speakers, DVD/BluRay pla...	1,531.73
02/28/2026	02282026	Newman Co, LLC	50 Holiday Wine Walk 50% Deposit	1,669.50
02/28/2026	02282026-1	Newman Co, LLC	50 Holiday Wine Walk	1,370.50

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02/28/2026	06132026	Newman Co, LLC	50 Holiday Wine Walk Welcome Center (Check-in Station) - Refreshments - Bottled Water StationEve...	3,040.00
03/05/2026	NF103026	Anchor Fitness and Performance	Evening Yoga-lates	390.00
03/07/2026	009	Daniel Cedeno	Newfield Market Tasting for04/18/2026	300.00
03/07/2026	010	Daniel Cedeno	Cooking Class Demo for 04/28/2026	300.00
03/11/2026	58652755	Event Depot	Mini Golf Course Game Rental	721.06
03/17/2026	011	Daniel Cedeno	Pancake Breakfast for 04/10/2026 \$6 per child x 85 kids.	510.00
03/17/2026	3187	Great Big Trivia LLC	Private Event Trivia Private Event Music Bingo Private Event Trivia	825.00
03/23/2026	072	Craig McInnis Studios	Mobile Murals Panel4"x8 panel, all materials, artist on site for event, 3 rounds of editstouch ...	2,600.00
03/23/2026	001030	WLA Photography	1h Event Photography	275.00
03/24/2026	0245	My Fiesta Fairy LLC	1 Petting Zoo *\$/12/26 (pony rides \$5) Petting Zoo (pet treats included) - Pony rides \$5 (per ri...	490.00
03/24/2026	1526	Harmony Hope Stables	Goat Nature Walks &Activities	6,300.00
03/27/2026	RG2739168	Swank Motion Pictures, Inc.	ZOOTOPIA 2 Widescreen DVD Show Dates: 05/22/26 to 05/22/26	705.00
03/29/2026	000074	Ami's Sour Leaf	Class - Sourdough Starter 101 & Scone	305.70
03/30/2026	001037	WLA Photography	2h Event Photography	400.00
03/31/2026	013	Daniel Cedeno	Newfield Market Tastingfor 05/16/2026	300.00
03/31/2026	012	Daniel Cedeno	Chef Cooking Demo for 05/26/2026	300.00
04/03/2026	282013-000907	Sparkle Events and Entertainment Inc.	Face paintBalloon Twisting	135.00
04/07/2026	001042	WLA Photography	2h Event Photography	400.00
04/10/2026	NF APR 2026	Earthtones Presents, LLC	04/03/26: Cover Upz @ Friday Night Farm Jam04/12/26: The Hit Man @ Farm Yard Picnic04/18/26: Kev...	1,968.00
04/10/2026	B691	NES PRIVATE SERVICES	Staff for individual event. Date of service: Sunday June 7, 2026 On site: 1pm Off Site: 9pm # of...	3,792.00
04/14/2026	001048	WLA Photography	1h Event Photography	275.00
04/16/2026	014	Daniel Cedeno	Newfield Pancake Breakfast Extra headcount and extra server	200.00
04/17/2026	1335	Bougie Boards Charcuterie LLC	Charcuterie Mini-Cups Thursday 4/16	100.00
04/21/2026	0074	Letizia's Creations	Apr 24, 2026 Earth Day Pinecone Bird Seed feeders Instructor fee	670.00
04/21/2026	0073	Letizia's Creations	Feb 13, 2026Earth Day Wine Glass PaintingInstructor fee	370.00
04/22/2026	1339	Bougie Boards Charcuterie LLC	Charcuterie Mini-Cups	100.00
04/23/2026	354374-000024	Tap Ave LLC	THE BAR Rental of Lucie (tap truck), includes basic decor and custom door sign. Set up/break dow...	1,239.00
04/28/2026	103	Robert Taylor Wilson	Farm Dinner - 70 Guests Appetizer Grazing Table: Grilled avocado, charred sourdough, deviled eggs	4,654.00
04/28/2026	102	Robert Taylor Wilson	March 22, 2026 - Farm Dinner Deposit - \$500.00May 1, 2026 - Farm Jam BBQ Deposit - \$500.00June 7...	1,500.00
04/28/2026	104	Robert Taylor Wilson	May 1, 2026- Farm Bash Dinner 150 Sandwich Boxes with sides & to-go sets	4,047.50
04/28/2026	000082	Ami's Sour Leaf	Strawberry jam	556.17
05/04/2026	001068	WLA Photography	1.5h Event Photography	350.00
05/05/2026	20251037	Nosh and Natter, LLC	Wheels Celebration Package	1,545.00
05/05/2026	000006	Alsies Treasure Coast Inc	Cookies & Cream Paw Gelato Pop	337.50
05/06/2026	282013-000986	Sparkle Events and Entertainment Inc.	Face paintTravel Fee	306.80
05/08/2026	43917	GREEN GARDEN INC	2" POT ASSORTED SUCCULENTS 3" POT SINGLE ASSORTED COLOR PHALAENOPSIS	148.00
05/11/2026	20261040	Nosh and Natter, LLC	Mother's Day Floral Workshop Purse arrangement Outside Studio fee: includes delivery, flowershan...	675.00
05/11/2026	NF105026	Anchor Fitness and Performance	Evening Yoga-lates	450.00
05/11/2026	20261042	Nosh and Natter, LLC	Farm to Table Floral decor Package IncludesDelivery, installation and pickup fee.	7,340.00
05/13/2026	0258	My Fiesta Fairy LLC	Mini Farm day *6/27/26 Mini Farm Day petting zoo with pet treats included x 2 hours Date of even...	550.00
05/15/2026	145018	Kaufman Levine & Partners, Inc	Nike Dri Fit PoloNewfield	686.50

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05/16/2026	001074	WLA Photography	1h Event PhotographyMay 2026 Newfield Farmers Market Photography	275.00
05/26/2026	018	Daniel Cedeno	Newfield Cooking Class for06/16/26 Korean BBQ	300.00
06/01/2026	4162	BONNER MOBILE BAR SERVICE LLC	06/20/2026 1 bartender for a cash bar for The Market atNewfield Farm: Father's Day Edition	200.00
06/01/2026	4164	BONNER MOBILE BAR SERVICE LLC	07.03.262 bartenders with cash bar service for FarmJam & Fireworks	400.00
06/01/2026	4166	BONNER MOBILE BAR SERVICE LLC	07/30/2026 1 bartender to show up onsite for HarvestHouse Sip & Shop	200.00
06/01/2026	4165	BONNER MOBILE BAR SERVICE LLC	07/11/2026 2 Bartenders and cash bar service for Citrus House Grand Opening Specialty Drink mimosas	1,200.00
06/01/2026	4163	BONNER MOBILE BAR SERVICE LLC	Bartender only for Harvest House Sip & Shop with Alli's Skin	200.00
06/03/2026	001083	WLA Photography	3H Event Photography Farm to Table Dinner 4.30pm-7.30pm Photography	600.00
06/04/2026	NF106026	Anchor Fitness and Performance	Evening Yoga-lates	410.00
06/08/2026	FSL-2026-07-18	Florida Sports Leagues	Field lining (8 small sided fields) Equipment Rentals (Goals, Field Equipment, Tents, Tables,Sig...	9,000.00
06/08/2026	1149	Hustle Training 360	Quarterly Fitness Mangement NF	10,270.00
06/15/2026	67131187	JupiterBounce.Com	White Bounce House - Castle (Attendant Required) 15'W	1,497.36
06/16/2026	020	Daniel Cedeno	Newfield Market Tasting for07/18/26	300.00
06/16/2026	NF JUN 2026	Earthtones Presents, LLC	06/05/26: Steel Pony @ Friday Night Farm Jam 06/07/26: Lance Baitshots @ Green Market 06/20/26:...	2,694.00
06/16/2026	NF MAY 2026	Earthtones Presents, LLC	05/01/26: Heidi Merrill Band @ Friday Night FarmJam 05/08/26: Vintage Radio @ Newfield WheelsCel...	1,926.00
06/16/2026	019	Daniel Cedeno	Newfield Cooking Class for07/31/26 Sushi	300.00
06/16/2026	1093	Limitless Event Solutions, LLC	Deposit for October 2026 Event Management	4,000.00
06/20/2026	NF JUL 2026	Earthtones Presents, LLC	07/03/26: Cypress Creek @ Friday Night Farm Jam 07/11/26: The Hit Man @ Citrus House WellnessCen...	2,148.00
06/20/2026	07182026	Muffin the Clown LLC	Muffin the face paint and glitter tattoos9-6pm	900.00
06/23/2026	282013-001067	Sparkle Events and Entertainment Inc.	Face Paint	656.00
06/24/2026	3910	Palm Beach Photo Booth	Worth Ave Booth 4 Hour Rental	425.50
06/24/2026	65588505	JupiterBounce.Com	Mechanical Bull 25L x 25W x 15H	865.73
Total 01-1920 · Special Events				120,313.88
01-1925 · Holiday Lighting				
11/13/2025	1046	Randy's Holiday Lighting	Holiday Installation	625.00
12/11/2025	1351	Randy's Holiday Lighting	Holiday Installation 2nd 50% Lights On	14,233.50
05/30/2026	1699	Randy's Holiday Lighting	Holiday Light Installation 50.0% (\$14,546.50 of \$29,093.00)	14,546.50
Total 01-1925 · Holiday Lighting				29,405.00
Total Expenditures				771,605.23